WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,395,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans:T20160102921 DEEDWARR
Recvd: 11/21/16 14:23 2 pgs
Fees:13.00 Taxes:5161.50
20161121-0122778

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro Rivas	New Owner	116-04-0
(NAME)	(NAME)	(MAP)
712 Estes Road		159.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Open Door Properties LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alejandro Rivas and Ana Maria Osses, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 7 and the north 25 feet of Lot No. 8, in Block I on the Plan of W. M. Cantrells Subdivision of record in Plat Book 332, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots Nos. 7 and 8 front together 75 feet on the Easterly side of Estes Avenue and run back between parallel lines 252 feet to an alley.

Being the same property conveyed to Open Door Properties, LLC, a Tennessee limited liability company by Warranty deed from Ann Z. Shapiro, an undivided 85% and Barbara L. Sutherland, and undivided 15% of record in Instrument No. 20150616-0057325 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 16, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 712 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of November, 2016.

Open Door Properties LLC

By: _____
Samuel J. Averbuch, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel J. Averbuch, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Open Door Properties LLC the within named bargainer, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Samuel J. Averbuch as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 18th day of November, 2016.

_____
Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County