This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 08102011000

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Cole Woodworks, LLC
330 Franklin Road, Ste 135-A-396
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20160103413 DEEDWARR
Recvd: 11/22/16 14:17 2 pgs
Fees:13.00 Taxes:490.25
20161122-0123390

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LIGHTFOOT GRAHAM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, "Grantor", has this day bargained and sold and do hereby transfer and convey unto **COLE WOODWORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1, Final Plat for The Lightfoot Graham Subdivision, Resub. of Lot 11, Southern Publishing Association's Subdivision, as shown on plat of record in Instrument No. 20160921-0099416, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Lightfoot Graham Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Terrence L. Gibson and Jewyl Gibson, husband and wife dated June 20, 2016, appearing of record in Instrument No. 20160624-0064924, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument No 20160921-0099416, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2400 Hyde Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of November, 2016.

Lightfoot Graham Development, LLC

BY: _____
John Brent Smith, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, personally appeared **John Brent Smith**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **Lightfoot Graham Development, LLC**, the within named bargainor, and that he as such **President of Lightfoot Graham Development, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Lightfoot Graham Development, LLC**, by himself as **President**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 21st day of November, 2016.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 21st day of November, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY