THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 434,500.00. Janice Collier Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2016 Kim Murray Notary Public MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Battaglia		
202 Lauderdale Road	New Owner	091-07-0-443.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tennessee Avenue Development LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana Battaglia, married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1308, Block 186 on the map of No.1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James P. Cooper, III, unmarried by Quitclaim deed from Margaret J. Cooper, unmarried of record in Instrument No. 20150320-0024447 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 20, 2015.

Being a portion of the same property conveyed to Linda Saunders, married by Warranty deed from James P. Cooper, III, unmarried of record in Instrument No. 20151116-0115971 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 16, 2015.

Being a portion of the same property conveyed to Tennessee Avenue Development LLC, a Tennessee limited liability company by Quitclaim deed from Linda Saunders, married of record in Instrument No. 20160714-0072258 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 14, 2016 and also recorded on July 14, 2016 in Instrument No. 20160714-0072259.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the current year which have been prorated paid by the Grantor herein; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5403B Tennessee Ave, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20160107846 DEEDWARR
Recvd: 12/08/16 08:53 2 pgs
Fees:13.00 Taxes:1607.65
20161208-0128782

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 hand this the 6th day of December, 2016.

Tennessee Avenue Development LLC

BY: _____

ITS: Chief Mgr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared **John E. Coleman, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chief Manager** of the maker, **Tennessee Avenue Development LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 6th day of December, 2016.

My Commission expires 10-7-2019

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY