THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $105,000.00 Affiant Subscribed and sworn to before me, this 15 day of December 2016. Notary Public My Commission Expires: 9/7/2020

KENDALL CONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2020

WARRANTY DEED

Address New Owner: Flank, LLC 15 Shaffer Rd Bridgewater, NJ 08807	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-10-0C-017.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKY J. GIBSON, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FLANK, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 7210, together with the appurtenant interest in the common elements of Sheffield Square Condominium, a Horizontal Property regime established by Master Deed of Record in Book 7142, Page 73, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to VICKY J. GIBSON, by deed from ANTHONY EUGENE RUFF AND WIFE, REGINA L. RUFF, of record in Instrument No. 20061031-0134910, dated October 27, 2006, said Register's Office.

This is improved property commonly known as: **7210 Sheffield Square, Nashville, TN 37221.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenant that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

BILL GARRETT, Davidson County
Trans:T20160110438 DEEDWARR
Recvd: 12/15/16 15:01 2 pgs
Fees:13.00 Taxes:388.50
20161215-0131764

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2016.

VICKY J. GIBSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **VICKY J. GIBSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of December, 2016.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My Commission Expires: _____