B0F36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on December 30, 2016.

NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30057SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Halloran Investment Properties, LLC 6215 Charlotte Pike Nashville, TN 38209	SAME AS NEW OWNER	Part of 117-09-0-134.00 And Part of 117-09-0-135.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dakota Avenue Partners, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Halloran Investment Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2 , as shown on the Final Plat of the Re-Subdivision of Lot Numbers 1 & 2 on the map of Valley Brook Place, of record in Instrument No. 20161230-0137355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to DAKOTA AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from FLEMING W. SMITH, JR. AND GILBERT N. SMITH, of record in Instrument No. 20141104-0101840 , dated October 30, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Instrument No. 20161230-0137355, said Register's Office.
3. Metro Codes Letter of record in Book 5088, Page 36, said Register's Office, for Davidson County, Tennessee.

This property is also known as unimproved property located at 2802 Valley Brook Place, Nashville, TN 37215.

BILL GARRETT, Davidson County
Trans:T20170000304 DEEDWARR
Recvd: 01/03/17 13:18 2 pgs
Fees:13.00 Taxes:1572.50
20170103-0000347

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 30th day of December, 2016.

Dakota Avenue Partners, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin McGinn, Member

By: _____
Edward Jackson, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin McGinn and Edward Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members (or other officer authorized to execute the instrument) of Dakota Avenue Partners, LLC the within named bargainors, a limited liability company, and that they as such members executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as members.

Witness my hand and official seal on December 30, 2016.

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

_____
NOTARY PUBLIC

My Commission Expires: