Register Return to: 16-1-517
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170004213 DEEDWARR
Recvd: 01/17/17 10:32 2 pgs
Fees:13.00 Taxes:2442.00
20170117-0004732

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of January, 2017 by and between Steel Frog, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Tennessee Voices for Children, Inc., hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in the 2nd Civil District, Goodlettsville, Davidson County, Tennessee and being more particularly described as follows:

Lot No. 3 on the Plan of First Resubdivision, Northchase Professional Park, Lot No. 4 Northchase at Rivergate, of record in Book 6900, page 956, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steel Frog, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Carlos Claveria and Renae Claveria, dated September 11, 2007, recorded September 19, 2007, of record in Instrument No. 20070919-0112044, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed Carlos Claveria, by Warranty Deed, from Richard W. Uselton and wife, Janelle M. Uselton, dated March 15, 2006, recorded March 21, 2006, of record in Instrument No. 20060321-0032386, Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 500 Professional Park Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Steel Frog, LLC, a Tennessee limited liability company

By: _____
Carlos Claveria, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Carlos Claveria** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **Steel Frog, LLC**, the within named bargainor, a limited liability company and that he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Manager**.

Witness my hand and seal, at office in Franklin TN, this the 10th day of January, 2017.

Notary Public
My Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Tennessee Voices for Children, Inc.
701 Bradford Avenue,
Nashville, TN 37204

Send Tax Statements to:

new owner

026.10-0A-003.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $660,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10th day of January, 2017.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 21, 2020

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