RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,273,125.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2017.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
First Value Investors LLC, a Delaware Limited Liability Company	**NEW OWNER**	117-06-0-116.00
3309 Fairmont Drive		BILL GARRETT, Davidson County Trans:T20170006636 DEEDWARR Recvd: 01/24/17 09:36 2 pgs Fees:13.00 Taxes:4710.56 20170124-0007519
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOHN D. LENTZ, DAVID JEROME PRESTON AND DONALD LEE PRESTON, TRUSTEES OF THE FRANCES W. PRESTON TRUST, DATED APRIL 24, 2009,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
First Value Investors LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE 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 the easterly 74 feet of Lot No. 37 and the westerly 126 feet of Lot No. 38 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. D. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete, Boulevard, at a point 526 feet east of the center line of 23 Avenue, South, said point being the southeast corner of the G. B. Dougherty Property; thence with the northerly margin of said Boulevard, eastwardly 200 feet to the southwest corner of the property conveyed to A. K. Head by deed from Loiatte Hampton Hume, et al, of record in Book 1140, page 61, Register's Office for said County; thence with said Head's westerly line, northwardly 366.5 feet, more or less, to the southerly line of Lot No. 20; thence with the southerly line of Lots Nos. 20 and 21, westwardly 200 feet to the northeast corner of said Dougherty Property; thence with the easterly line of same, southwardly 367 feet, more or less, to the point of beginning.

Being the same property conveyed to FRANCES PRESTON, by deed from ROBERT A. FRIST AND WIFE, CAROL K. FRIST, of record in Book 5870, page 507, dated April 6, 1982, said Register's Office. Being further conveyed to FRANCES W. PRESTON, by Quitclaim Deed from E.J. PRESTON of record in Book 8240, page 947, dated November 12, 1990, said Register's Office. Being further conveyed to FRANCES WILLIAMS PRESTON, TRUSTEE OF THE FRANCES W. PRESTON TRUST DATED APRIL 24, 2009, from Frances Williams Preston of record in Instrument No. 20100210-0010428, dated February 8, 2010, said Register's Office. The said Frances Williams Preston having since died testate on or about June 13, 2012. John D. Lentz, David Jerome Preston and Donald Lee Preston are the Successor Trustees of the Frances W. Preston Trust Amended and Restated Revocable Trust Agreement dated April 24, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2108 Woodmont Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 20th day of January, 2017.

JOHN D. LENTZ, TRUSTEE OF THE FRANCES W. PRESTON TRUST, DATED APRIL 24, 2009

DAVID JEROME PRESTON, TRUSTEE OF THE FRANCES W. PRESTON TRUST, DATED APRIL 24, 2009

DONALD LEE PRESTON, TRUSTEE OF THE FRANCES W. PRESTON TRUST, DATED APRIL 24, 2009

State of Tennessee
County of Davidson

On this 20th day of January, 2017, before me personally appeared, **DAVID JEROME PRESTON AND DONALD LEE PRESTON, TRUSTEES OF THE FRANCES W. PRESTON TRUST, DATED APRIL 24, 2009,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 20th day of January, 2017, before me personally appeared, **JOHN D. LENTZ, TRUSTEE OF THE FRANCES W. PRESTON TRUST, DATED APRIL 24, 2009,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8.20.2019

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EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY