RECORD & RETURN TO:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006641 DEEDWARR
Recvd: 01/24/17 09:39 3 pgs
Fees:18.00 Taxes:1572.50
20170124-0007524

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 onJanuary 16, 2017

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30058SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Halloran Investment Properties, LLC 6215 Charlotte Avenue Nashville, TN 37209	New Owner	PART OF 117-09-0-134.00 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 1, 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 on November 4, 2014, as Instrument No. 20141104-0101840, Register's Office for Davidson County, Tennessee.

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

1. 2017Davidson County taxes 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. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, Page 947, said Register's Office.
4. Metro Codes Letter of record in Book 5088, Page 36, said Register's Office.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at 2804 Valley Brook Place, 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 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.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON PAGE 2]

WITNESS my hand this 16th day of January, 2017.

Dakota Avenue Partners, LLC, a Tennessee limited liability company

BY: Kevin McGinn member
Kevin McGinn, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Dakota Avenue Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Dakota Avenue Partners, LLC, a Tennessee limited liability company, by himself in his capacity as said Member.

Witness my hand and official seal onJanuary 16, 2017.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: _____

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