Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Rhodes Company, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shortwave, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Castleman Estates, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103, of record in Instrument No. 20131219-0128329, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Rhodes Company, LLC, a Tennessee Limited Liability Company by deed from Lorraine C. Sciadini, unmarried, dated October 30, 2013, of record in Instrument No. 20131101-0113342, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is unimproved property, known as: 2034 Castleman Drive, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of January, 2017.

The Rhodes Company, LLC, a Tennessee Limited Liability Company

Martin Sandler, Authorized Agent

BY: Martin Sandler, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20170008040 DEEDWARR
Recvd: 01/27/17 11:48 2 pgs
Fees:13.00 Taxes:925.00
20170127-0009078

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Martin Sandler with whom I am personally acquainted and who upon oath acknowledges himself to be the Authorized Agent of The Rhodes Company, LLC, a Tennessee Limited Liability Company the within named bargainor, and that as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 27th day of January, 2017.

Notary Public

Commission Expires: 5/8/18

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 250,000.00**

Affiant

Sworn and subscribed before me on this the 27th day of January, 2017.

Notary Public

My Commission Expires: 5/8/18

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:
Shortwave, LLC
2424 21st Avenue South
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
131-6-L-1.00