NEW OWNER:

Matthew C. Riggs
5604 B Louisana Ave
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1128

Map 091, Group 06-0, Parcel 388.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170008330 DEEDWARR
Recvd: 01/30/17 09:35 3 pgs
Fees:18.00 Taxes:1479.63
20170130-0009415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars** ($**399,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MATTHEW C. RIGGS, A SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1511 of Block 30 on the Plan of Plan No. 2, West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 508 Investors, LLC, a Tennessee limited liability company by Warranty deed from Laura Moore, unmarried of record in Instrument No. 20150715-0068994 Register's Office for Davidson County, Tennessee, dated July 09, 2015 and recorded on July 15, 2015.

Being the same property conveyed to 508 Investors, LLC, a Tennessee limited liability company by Quitclaim deed from 508 Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20150831-0088023 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015.

Being improved property also known as 5604 B Louisiana Ave Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **January, 2017**.

508 INVESTORS, LLC

BY: _____
Theodore J. Bertuca, Member/Chief Manager

STATE OF TENNESSEE

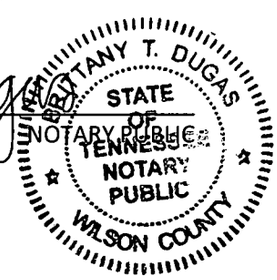
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Theodore J. Bertuca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Member/Chief Manager** of, **508 Investors, LLC,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 18th day of **January, 2017**.

_____

My commission expires: 9-8-2020



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The actual consideration or value, whichever is greater, for this transfer is $ **399,900.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of **January, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. D... STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY