THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161210296**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170013366 DEEDWARR
Recvd: 02/14/17 09:02 2 pgs
Fees:13.00 Taxes:555.00
20170214-0015177

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Guava LLC 1610 BERRYWOOD RD Nashville TN 37216-3419	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07208009200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian O. Hicks and Nicole A. Nelson-Hicks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guava LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Geneiva Heights, Section 2, as shown on plat of record in Plat Book 2854, Page 106, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from Nicole Nelson-Hicks, MeLinda Paig Nelson, and Bethany Gabrielle Nelson to Brian O. Hicks and wife, Nicole A. Nelson-Hicks, as recorded on the 7th day of July, 2004 in Instrument No. 20040707-0080760; Affidavit of Heirship in Deed Book 8978, Page 193 and Warranty Deed from Arlene C. Moore Burris and husband, William Paul Burris to Jack T. Nelson, unmarried, as recorded on the 13th day of July, 1989 in Deed Book 7887, Page 857, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GENEIVA HEIGHTS, SECTION 2, as recorded in Plat Book 2854, Page(s) 106.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1610 BERRYWOOD RD Nashville TN 37216-3419

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2017.

Brian O. Hicks

Nicole A. Nelson-Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian O. Hicks and Nicole A. Nelson-Hicks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018