THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210659B** BILL GARRETT, Davidson County Trans:T20170019998 DEEDWARR Recvd: 03/08/17 12:45 2 pgs Fees:13.00 Taxes:5087.50 20170308-0023024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2017. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Shark Financial Holdings, LLC. 518 MONROE ST Nashville TN 37208-2614	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08209006100

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, **Laren Donnelley, unmarried** ("Grantor"), has **this day bargained and sold, and does hereby transfer and convey to Shark Financial Holdings, 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:

Lot 23, THE HOMESTEAD ADDITION, ESTATE OF D.T. MCGAVOCK Subdivision, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laren Donnelley, unmarried by Warranty Deed from Helen E. Walker, recorded on the 20th day of October, 2004 in Instrument No. 20041020-0126390, 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 THE HOMESTEAD ADDITION, ESTATE OF D.T. MCGAVOCK SUBDIVISION, as recorded in Plat Book 57, Page(s) 9.

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

This is improved property located at 518 MONROE ST Nashville TN 37208-2614

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 6th day of March, 2017.

Laren Donnelley

Laren Donnelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laren Donnelley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018