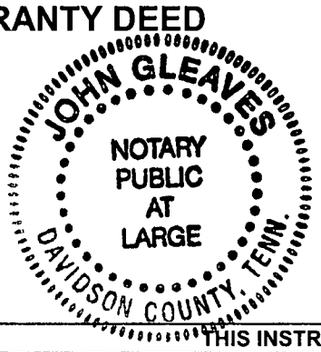
WARRANTY DEED



J-VB-17-2208-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nat King Gold, LLC	**New Owner**	
(NAME) **P.O. Box 23108**	BILL GARRETT, Davidson County Trans:T20170021993 DEEDWARR Recvd: 03/15/17 09:19 2 pgs Fees:13.00 Taxes:1517.00 20170315-0025228	71-7-71.00 71-7-70.00
(ADDRESS) **Nashville, TN 37202**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DVR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAT KING GOLD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: 2208 Dickerson Pike, Nashville, TN 37207

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof by James A. Hamilton, Jr., Surveyor, September 25, 1947, as follows: Beginning at a point in the center line of West Trinity Lane, near the edge of the concrete paving on the present location of Dickerson Pike, being near the center line of the old location of the Dickerson Pike; thence with the center line of said West Trinity Lane, north 87° west 164 feet, more or less, to a point opposite a fence line and running along the fence south 13° 30' west 149 feet, more or less, to an iron pin; thence south 74° east 150 feet, more or less, to a point near the west margin of the concrete paving of Dickerson Pike, as now located, said point being near the center line of the Old Dickerson Pike; thence with the margin of the same approximately along the edge of the concrete paving, north 16° 30' east 177 feet, more or less, to the point of beginning.

LESS AND EXCEPT, the property conveyed to The State of Tennessee by Warranty Deed recorded in Deed Book 11766, page 429, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing west margin of SR 11, said point being 40.00' left of SR 11 proposed centerline station 50+091.079; thence with the proposed southwest margin of SR 11 having a 28.05 foot radius curve left and northwesterly 16.37' to a point, said point being 25.00' left of Old Trinity Lane proposed centerline station 60+017.918; thence with the existing south margin of Old Trinity Lane easterly 11' more or less to a point; thence with said existing west margin southerly 14' more or less to the point of beginning containing 67 square feet.

Tract II: 106 Old Trinity Lane, Nashville, TN 37207

Land in Davidson County, Tennessee, being the easterly part of Lot No. 21 on the Plan of the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S.M. McMurray Company, Engineers, May 10, 1950, as follows:

Beginning on the southerly margin of Old Trinity Lane 134.85 feet west of the westerly margin of Dickerson Road; thence with the southerly margin of said Old Trinity Lane westwardly 98 feet to a point 10 feet east of the corner of lots nos. 20 and 21 as shown on said survey; thence southwardly and parallel with the line between said two lots 145 feet, more or less, to a point in the northerly line of Lot No. 1 on the Plan of Linda Jacob Subdivision, Sec. 1 as of record in Book 2083, page 7, Register's Office for said County; thence with the northerly line of said lot No. 1 south 88° east 66.7 feet to a concrete monument, the northeast corner of said Lot No. 1; thence northwardly 148.4 feet to the beginning.

Being the same property conveyed to DVR, LLC, by Warranty Deed from Eun Lim Gabelman, recorded February 17, 2016 in Instrument No. 20160217-0015031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Easement for Sanitary Sewer/Storm Drainage of record in Book 3990, Page 814, in the Register's Office for Davidson County, Tennessee.
- Conveyance to the State of Tennessee of record in Book 11766, Page 429, in the Register's Office for Davidson County, Tennessee.
- Subject to 2017 Property Taxes and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2208 Dickerson Pike and 106 Old Trinity Lane, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 13th DAY OF MARCH, 2017.

DVR, LLC

BY: _____
Vishal A. Banker, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VISHAL A. BANKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DVR, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2017.

_____
Notary Public

My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212