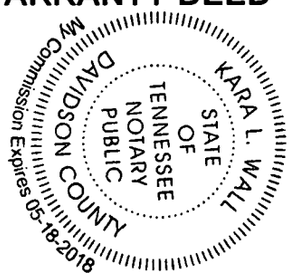
WARRANTY DEED



Y-JK-17-2103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Belmont Real Estate Holdings II, LLC	New Owner	
(NAME) **1900 Belmont Boulevard**	BILL GARRETT, Davidson County Trans:T20170026519 DEEDWARR Recvd: 03/29/17 13:55 2 pgs Fees:13.00 Taxes:1850.00 20170329-0030650	105-13-0-033.00
(ADDRESS) **Nashville, TN 37212**		
(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, **JOSEPH KOVALICK, II, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELMONT REAL ESTATE HOLDINGS II, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Reconfiguration of Lots 314 & 313, Resubdivision, Belmont Land Company's Subdivision of record in Plat at Instrument No. 20041005-0119531, 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 the same property conveyed to Joseph Kovalick, II by Warranty Deed from William L. Baugher of record in Instrument No. 20040701-0078779 Register's Office for Davidson County, Tennessee, dated July 01, 2004 and recorded on July 01, 2004. The herein described property is not now nor ever has been the principal place of residence of the grantor or grantor's spouse herein.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20041005-0119531, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2103 Eastwood Avenue , Nashville, Tennessee 37212**.

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 23rd DAY OF MARCH, 2017.

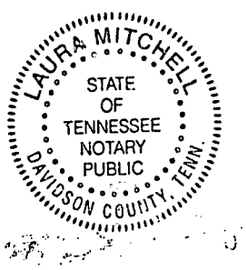
Joseph Kovalick, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH KOVALICK, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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