NEW OWNER:

Advanced Equity, LLC
3370 N. Hayden Drive, Suite 123-524
Scottsdale, AZ 85251

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: 17-0056 SG

Map 082, Group 12-0, Parcel 151.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170027450 DEEDWARR
Recvd: 03/31/17 15:21 2 pgs
Fees:13.00 Taxes:1106.30
20170331-0031726

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand and 00/100 Dollars** (**$299,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **FRANK JAMES DUNN, JR.** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ADVANCED EQUITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY** ("Grantee"), its 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. 83 on the plan of Neill S. Brown's Addition to East Nashville, and of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Frank James Dunn, Jr., by Quitclaim Deed from Addie Dunn Davis, dated November 25, 1996, and of record in Book 10272, Page 829, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 208 Myrtle Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 30 day of **March, 2017**.

FRANK JAMES DUNN, JR.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FRANK JAMES DUNN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of **March, 2017**.

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-20-20

****

The actual consideration or value, whichever is greater, for this transfer is $ **299,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30 day of **March, 2017**.

NOTARY PUBLIC

My commission expires: 9-20-20

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY