THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
4235 Hillsboro Pike
Suite 300
Nashville, Tennessee 37215
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.

AFFIANT

Subscribed and sworn to before me, this 29th day of March, 2017.

Notary Public

My Commission Expires:

W. LEE CORBETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires January 9, 2018

BILL GARRETT, Davidson County
Trans:T20170027863 DEEDWARR
Recvd: 04/03/17 12:26 3 pgs
Fees:18.00 Taxes:5920.00
20170403-0032224

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Grivley Properties LLC 885 Penniman #6038 Plymouth, MI 48170	SAME	Map: 092-090 Parcel: 351.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Six Hundred Thousand and no/100 Dollars ($1,600,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grant Investments LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Grivley Properties LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Being Lot No. 38 on the map of the re-subdivision of the Wilcox property, as of record in Book 421, Page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the northerly side of Charlotte Pike and runs back 148 feet on the westerly line and 147 feet on the easterly line to an alley measuring 50 feet thereon.

TRACT NO. 2:

Being Lot No. 39 on the plan of Wilcox Subdivision of a 29 (25) acre tract, a plan of which is of record in Book 161, Page 159, Register's Office of Davidson County, Tennessee, also described as Lot 39 on the plan of the re-subdivision of the Wilcox property, as of record in Book 421, Page 42, said Register's Office.

Said Lot No. 39 fronts 50 feet on the west line and 148 feet on the east line to an alley in the rear, on which it measures 50 feet.

TRACT NO. 3:

Being Lot No. 40 on the map of the re-subdivision of the Wilcox property, of record in Book 421, Page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Charlotte Pike and runs back 149 feet on the easterly line and 150 feet on the westerly line, along the easterly margin of 35th Avenue North, formerly Remy Street, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Grant Investments, LLC by deeds of record in Instrument No. 20160603-056140 and Instrument No. 20160603-0056141, in the Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of said property in fee simple; that the Grantor has a good right to convey the property; and that the property is unencumbered except for the following exceptions:

1. Taxes for the year 2017, a lien not yet due and payable.

This is improved property commonly known as 3324 Charlotte Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 29th day of March, 2017.

Grant Investments, LLC a Tennessee limited liability company

By: Natalie Dickson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Natalie Dickson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Sole Member of **Grant Investments, LLC**, a Tennessee limited liability company, the within named bargainor, and who acknowledged that as such Sole Member, she executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by herself as Sole Member.

WITNESS MY HAND, at office, this 29th day of March, 2017.

W. LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 9, 2018

Notary Public

My Commission Expires: _____