THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110587**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $417,500.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170036247 DEEDWARR
Recvd: 05/01/17 08:51 2 pgs
Fees:13.00 Taxes:1544.75
20170501-0042204

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 9, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Improve Nashville, LLC 6013 Foxland Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 11813018500

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, **Gabriel B. Winberry and wife, Emily B. Winberry** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Improve Nashville, 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:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 44, on the Plan of Green Acres Subdivision, as shown on plat of record in Plat Book 1424, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gabriel B. Winberry and wife, Emily B. Winberry by Warranty Deed from Tracy Tune Paden and husband, Sean Paden, recorded on the 28th day of June, 2011 in Instrument No. 20110628-0049329, in the Register's Office of Davidson County, Tennessee.

Prior conveyances have erroneously referenced Lot No. 44; subject property is the northerly part of Lot No. 44.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN ACRES SUBDIVISION, as recorded in Plat Book 1424, Page(s) 21.

This is improved property located at 3610 GENERAL BATE DR Nashville TN 37204-3813.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 28th day of April, 2017.

Gabriel B. Winberry

Emily B. Winberry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of April, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017