WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans:T20170037093 DEEDWARR
Recvd: 05/02/17 15:20 2 pgs
Fees:13.00 Taxes:925.00

20170502-0043234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
531 ABA, LLC		
(NAME)	(NAME)	
179 Belle Forest Circle, Ste 302	New Owner	091-12-0-277.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FRED M. PORTER, SINGLE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **531 ABA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 21 on the Plan of Tariff Reform Lot, of record in Book 161, page 32, Register's Office for said County. Said Lot no. 21 fronts 50 feet on the northerly side of Alabama Avenue and runs back between parallel lines 150 feet to an alley. EXCLUDING FROM THE ABOVE TRACT is part of Lot. 21 conveyed to the State of Tennessee by deed from Jack J. Cohen et al of record in Book 3573, page 117, said Register's Office, described as follows:

Beginning at a point which is the northwest corner of Lot No. 21 of Tariff Reform: thence with the sourth margin of an unnamed alley, running generally east and west between Delaware Avenue and Alabama Avenue, North 87 degrees 56 feet East 50 feet to a point; thence with a common line with the Wilma Landers property of record in Book 578, page 114, Register's Office for Davidson County, Tennessee, South 6 degrees 00 feet West 37.5 feet to a point thence South 74 degrees 12 feet West 52.2 feet to a point in the west line of said Lot No. 21; thence northerly with said line 50 feet to the point of beginning, containing 2,190 square feet, more or less.

Being the same property conveyed to Fred M. Porter by Quitclaim Deed from Eddie Lee Porter, Jr., J. Porter Share, and Fred M. Porter, being all the Heirs at Law of Eddie Lee Porter, Sr., deceased on or about September 27, 2011, of record in Instrument No. 20120106-0001571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 3910 Alabama Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27th day of April, 2017

Fred M Porter

FRED M. PORTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 27 day of April, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public