BILL GARRETT, Davidson County
Trans: T20170038186 DEEDWARR
Recvd: 05/05/17 08:44 2 pgs
Fees: 13.00 Taxes: 925.00
20170505-0044573

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd # 140
Franklin, TN 37067
File No. 20170101

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$250,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of April, 2017.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

WARRANTY DEED

LIMITED LIABILITY COMPANY

THIS INDENTURE, made this 28th day of April 2017, among:

FAULKNER HOLDINGS GROUP, LLC

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

EBO PROPERTIES, GP

of Williamson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 8, Block 24 on the Plan of Charlotte Park 2nd Addition of record in Plat Book 57, Page 160 and 161, 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 Clarence R. Tucker and wife, Cindy S. Tucker by Warranty deed from D. Lewis White and Marilyn S. White of record in Book 6367, page 432, Register's Office for Davidson County, Tennessee, dated August 10, 1984 and recorded on August 27, 1984. (Value or consideration shown in aforementioned deed $25,900.00.)

Being the same property conveyed to Faulkner Holdings Group, LLC by Warranty deed from Cindy S. Tucker of record in Instrument No. 20160303-0020502 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on March 03, 2016. (Value of consideration shown in aforementioned deed $206,000.00.) Being also known as 3813 Elkins Avenue Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or

matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

FAULKNER HOLDINGS GROUP, LLC

Jay Tyler Faulkner, Member

By: Jay Tyler Faulkner
Its: Member Jay Tyler Faulkner, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Jay Tyler Faulkner*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Member,*** of ***Faulkner Holdings Group LLC,*** the within named bargainor, and that he/she as such ***Member,*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Member***.

Witness my hand and official seal this 28th day of April, 2017.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Notary Public
My Commission Expires: _____

Owner Name & Property Address:

Name EBO Properties
Address 1011 Cherry Ave.
City, State, Zip Nashville, TN 37203

Tax ID: 092-13-0-208.00

Responsible Party For Taxes:

Name EBO Properties
Address 1011 Cherry Ave
City, State, Zip Nashville, TN 37203