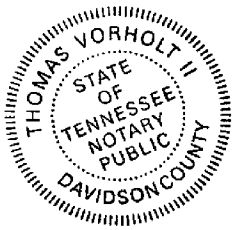
Davidson County DEEDWARR
Recvd: 05/08/17 14:24 3 pgs
Fees:18.00 Taxes:1193.25
20170508-0045547



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $322,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2017.

Notary Public

My commission expires: 8-4-20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
615 Properties LLC	615 Properties, LLC	118-09-0-264.00
1002A Noelton Avenue	PO Box 90391	
Nashville, TN 37204	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew Trautman, married, and Rhonda Riherd Trautman and husband, Craig Watson Trautman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

615 Properties LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3-B on the Plan of Zone Lot Division , Lots 1 & 3, Binkley Subdivision of record in Plat Book 6200, Page 325 and amended in Plat Book 6250, Page 967, 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 Matthew Trautman, unmarried, a 1/2 undivided interest and Rhonda Riherd Trautman and husband, Craig Watson Trautman as tenants by the entirety, a 1/2 undivided interest, as tenants in common with rights of survivorship by Warranty Deed from Robin A. Perry, unmarried, of record as Instrument No. 20130708-0070130 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1002A Noelton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Plat Book 6250, Page 967, amending Plat Book 6200, Page 325, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of April, 2017.

Matthew Trautman by Lauren Trautman, Attorney-in-Fact
Matthew Trautman by Lauren Trautman,
Attorney-in-Fact

Rhonda Riherd Trautman by Lauren Trautman, Attorney-in-Fact
Rhonda Riherd Trautman by Lauren
Trautman, Attorney-in-Fact

Craig Watson Trautman by Lauren Trautman, Attorney-in-Fact
Craig Watson Trautman by Lauren Trautman,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lauren Trautman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Matthew Trautman, Rhonda Riherd Trautman, and Craig Watson Trautman, and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Matthew Trautman, Rhonda Riherd Trautman, and Craig Watson Trautman.

Witness my hand and official seal this 14th day of April, 2017.

Mitchell A. Watts
Notary Public
My Commission Expires: 9.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317089

SP 11/2015

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

