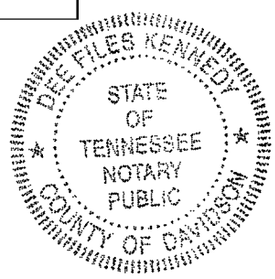
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/17 15:47 2 pgs
Fees:13.00 Taxes:499.50
20170509-0046174



State of Tennessee)
County of Davidson)

17-05-010

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of May, 2017

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TRACE VENTURES HOLDINGS, LLC	" NEW OWNER "	81-11
(NAME) 1814 Hayes Street	(NAME)	554.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ANITA GAIL SMIKES, AN UNMARRIED PERSON,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRACE VENTURES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 129 in McGavock and Wetmore's Addition to Nashville, being the southern half of Lot No. 128**, a Plan of which is recorded in Book 21, Page 41, said Register's Office; said part of said lot fronts 50 feet on the east side of 12th Avenue, North, formerly Florence Street, and extends back easterly between parallel lines 154 feet more or less to an alley.

BEING all the same property conveyed to ANITA G. SMIKES, AKA ANITA GAIL SMIKES, by Special Warranty Deed from NASHVILLE AREA HABITAT FOR HUMANITY, INC., A TENNESSEE NON PROFIT CORPORATION, of record in Book 10168, Page 809, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **1608 12th Avenue N, Nashville, TN, 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 8th day of May, 2017.

Anita Smikes

ANITA GAIL SMIKES

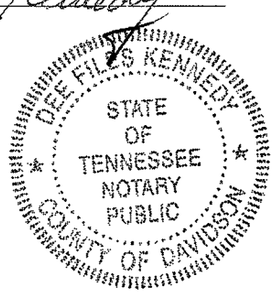
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANITA GAIL SMIKES, AN UNMARRIED PERSON,**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 2017.

My Commission Expires: 07/02/18

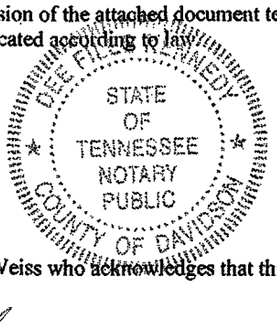
Dee Files Kennedy
Notary Public



I, the undersigned, 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.

Scott D. Weiss

State of Tennessee)
County of Davidson)



Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Dee Files Kennedy
Notary Public