WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-6-18

(AFFIX SEAL)

J-RM-17-2817-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2817 Holdings, LLC	**New owner**	
(NAME)	(NAME)	**081-02-0-190-00**
2817 Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID F. SHERRILL AND FAYE S. SHERRILL, AS TRUSTEES FOR THE DAVID F. SHERRILL AND FAYE S. SHERRIL REVOCABLE LIVING TRUST ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2817 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Sherrill's Two Lot Subdivision of record in Plat at Instrument No. 20101102-0087856, 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 David F. Sherrill and Faye S. Sherrill, as Trustees for The David F. Sherrill and Faye S. Sherril Revocable Living Trust by Quitclaim deed from Amin Dwikat, acting as Power of Attorney for Fatyhia Mufleh of record in Instrument No. 20150306-0019446 Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on March 6, 2015. (Value of consideration shown in aforementioned deed $1.00.)

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20101102-0087856, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2817 Clarksville Pike , Nashville, Tennessee 37208-1212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170039813 DEEDWARR
Recvd: 05/10/17 10:41 2 pgs
Fees:13.00 Taxes:1480.00
20170510-0046332

Witness my/our hand(s) this the 5th DAY OF MAY, 2017.

The David F. Sherrill and Faye S. Sherrill Revocable Living Trust

BY: _____
David F. Sherrill
Trustee

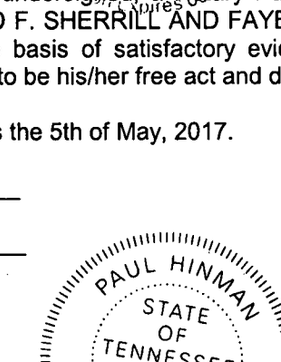
BY: _____
Faye S. Sherrill
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID F. SHERRILL, TRUSTEE of THE DAVID F. SHERRILL AND FAYE S. SHERRILL REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of May, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAYE S. SHERRILL, TRUSTEE of THE DAVID F. SHERRILL AND FAYE S. SHERRILL REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of May, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212