THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33598-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,500.00. Affiant Subscribed and sworn to before me this 15th day of May, 2017. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Jennifer Klein 523 Harpeth Park Drive Nashville, TN 37221	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 142 07 0 I 018 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **7301 Highway 70, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Klein, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 523 Harpeth Park Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170041824 DEEDWARR
Recvd: 05/17/17 09:17 3 pgs
Fees:18.00 Taxes:871.35
20170517-0048727

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2017.

7301 Highway 70, LLC, a Tennessee limited liability company

BY: Libra Holdings, LLC, a Tennessee limited liability company, Member

By:_____
Victor Bishara, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Victor Bishara, 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 and who further acknowledged that he is the Chief Manager of Libra Holdings, LLC, a Tennessee limited liability company, Member of 7301 Highway 70, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of May, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

_____ Notary Public

My Commission Expires:

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 523, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150430-0038713 and Instrument No. 20150615-0056309, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 7301 Highway 70 South, LLC, a Tennessee limited liability company by Warranty deed from Noble Properties, Inc. of record in Instrument No. 20140829-0079262 Register's Office for Davidson County, Tennessee