WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLENN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

J-MC-17-402-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)
Kapia Mera Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**83-10-0-24.00**
1515 5th Ave. N, Apt. 375		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **SHIRLEY FAYE EBERHART AND AND RICKY LEWIS BOUGHAN AND GARRY WAYNE BOUGHAN AND NATHAN ANDREW BOUGHAN AND ANNA J. HALL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAPIA MERA 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. 234, Northerly 15 feet of Lot No. 233 and the Southerly 10 feet of Lot No. 235, on the Plan of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 234 and parts of Lots Nos. 233 and 235 the Northerly front together 55 feet on the Westerly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Shirley Faye Eberhart and Junior L. Boughan, as tenants in common by Warranty deed from Gladys Moreland Moore, the widow of Ernest H. Moore, deceased of record in Book 8340, page 749, Register's Office for Davidson County, Tennessee, dated April 29, 1991 and recorded on April 30, 1991.

The said Junior L. Boughan (also known as Junior Lewis Boughan) having since died on November 16, 1994, devising his interest in said property to his three children, Ricky Lewis Boughan, Terry Allen Boughan and Garry Wayne Boughan as shown in his Last Will and Testament of record in Case No. 95P113 in the Probate Court for Davidson County, Tennessee. The said Terry Allen Boughan having since died intestate on November 7, 2000, leaving his two children, Matthew Allen Boughan and Nathan Andrew Boughan as his sole heirs-at-law, as evidenced by the Affidavit of Heirship of record in Instrument No. 20170526-0052755, in the Register's Office for Davidson County, Tennessee. The said Matthew Allen Boughan having since died intestate on October 4, 2016, leaving his mother, Anna J. Hall (formerly known as Anna Jean Berry) as his sole heir-at-law as evidenced by the Affidavit of Heirship of record in Instrument No. 20170526-0052756, in the Register's Office for Davidson County, Tennessee.

****Said Property is not the primary residence of any of the Grantors.**

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 in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20071026-0126868 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20170045087 DEEDWARR
Recvd: 05/26/17 12:59 3 pgs
Fees:18.00 Taxes:832.50

20170526-0052761

This is **improved** property known as: **402 Rudolph Avenue , Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 23rd DAY OF MAY, 2017.

Shirley Eberhart

Shirley Faye Eberhart

Ricky Lewis Boughan by John Gleaves, Attorney-In-Fact

Garry Wayne Boughan by John Gleaves, Attorney-In-Fact

Nathan Andrew Boughan by John Gleaves, Attorney-In-Fact

Anna J. Hall by John Gleaves, Attorney-In-Fact

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY FAYE EBERHART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Anna J. Hall and acknowledged that he/she executed the same as the free act and deed of the said Anna J. Hall, said Power of Attorney is recorded in Instrument No. 20170526-0052760, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee on this the 23rd day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 8/20/2019

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Garry Wayne Boughan and acknowledged that he/she executed the same as the free act and deed of the said Gary Wayne Boughan, said Power of Attorney is recorded in Instrument No. 20170526-0052758, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee on this the 23rd day of May, 2017.

NOTARY PUBLIC
My Commission Expires: 8/20/2019

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

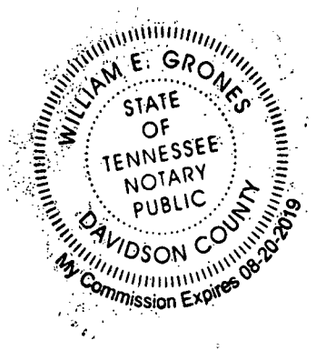
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Nathan Andrew Boughan and acknowledged that he/she executed the same as the free act and deed of the said Nathan Andrew Boughan, said Power of Attorney is recorded in Instrument No. 20170526-0052759, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 23rd day of May, 2017.

William E. Grones
NOTARY PUBLIC

My Commission Expires: 8/20/2019



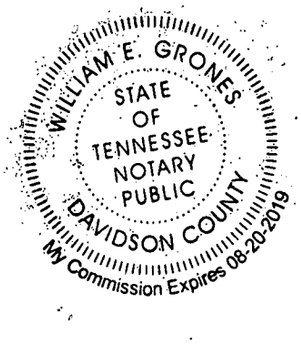
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Ricky Lewis Boughan and acknowledged that he/she executed the same as the free act and deed of the said Ricky Lewis Boughan, said Power of Attorney is recorded in Instrument No. 20170526-0052757, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 23rd day of May, 2017.

William E. Grones
NOTARY PUBLIC

My Commission Expires: 8/20/2019



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