File Box 8

This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP PARCEL No.: 119-07-0-055.00
SEND TAX BILLS TO

New Owner

NAME AND ADDRESS OF NEW OWNERS:

Dream House, LLC
P.O. Box 111673
Nashville, TN 3722

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20170046551 DEEDWARR
Recvd: 06/01/17 14:36 2 pgs
Fees:13.00 Taxes:444.00
20170601-0054639

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

Gilmore Properties I, LLC, the undersigned, hereby referred to as the GRANTOR, has bargained and sold and do hereby transfer and convey unto **Dream House, LLC**, a Tennessee Limited Liability Corporation hereby referred to as the GRANTEE, and their successor's and assigns forever, that certain parcel of real estate situated in the Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of of **Lot No.** 82 on the Plan of Laurel Acres, **SECTION** 2 according to survey and plat of same appearing of record in Plat Book 2133 pages 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Included but excluded therefrom part of said lot which was conveyed to the State of Tennessee by deed from Buford B. Walker et al, of record in Book 3399, page 357, Register's Office, described further as follows:

Beginning at a point in the northeast corner of said Lot No. 82 and runs with the east boundary line of said Lot 82 in a southwest direction 74 feet to a point; thence north 19 degrees 40 feet west 98 feet to a point in the north boundary line of Lot 82; thence with said boundary line easterly 68.91 feet to the point of beginning, containing 0.06 acres, more or less.

BEING the same property conveyed to James E. Gilmore and Elizabeth Dian Gilmore by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated April 22, 2010, and recorded on April 26, 2010, of record in Instrument No. 20100426-0031216, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed to Gilmore Properties I, LLC, A Tennessee Limited Liability Company by QuitClaim Deed dated February 14, 2014, recorded on February 19, 2014, of record in Instrument No. 20140219-0014265, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 122, said Register's Office, which Plan shows a 30, foot minimum building setback line from Glenrose Avenue, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. Permanent telecommunications easement granted to Qwest Communications International, Inc. of record in Instrument No. 20120228-00171072, said Register's Office.

This is improved property known as 2604 Glenrose Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s) herein, their heirs and assigns, forever.

AND Grantor does covenant with the said Grantee herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2017 property taxes are being prorated between the parties hereto, the Grantee(s) assuming payment thereof.

AND, Grantor does further covenant and bind her/him/ourselves, his/her/their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee(s) herein, his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee(s) with delivery of deed.

WITNESS OUR HANDS this 31st day of May, 2017.

Gilmore Properties I, LLC
By: James E. Gilmore Member
James E. Gilmore
Member

Elizabeth D. Gilmore - Member
Elizabeth D. Gilmore
Member

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James E. Gilmore, and Elizabeth D. Gilmore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of Gilmore Properties I, LLC, the bargainor, a limited liability company, and that they as such members, being authorized so to do, executed the foregoing (WARRENTY DEED) instrument for the purposes therein contained by signing the name of the company by James E. Gilmore and Elizabeth D. Gilmore, as such members.

WITNESS MY HAND and official seal at office in Rutherford, Tennessee, this the 31st day of May, 2017.

Jane E Rabideau
Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 8/16/2020

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31st day of May, 2017.

Debbie Mann
Notary Public

My commission expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018