RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20170046560 DEEDWARR Recvd: 06/01/17 14:51 4 pgs Fees:23.00 Taxes:7400.00 20170601-0054646	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,000,000.00. Affiant Subscribed and sworn to me on May 31st, 2017. NOTARY PUBLIC My Commission Expires: 9.12.19 APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30452SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jane Chera 609 Linden Square Nashville, TN 37215	NEW OWNER	104-04-0-217-00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, M.D. Leasing, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Jane Chera, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
3. Right of Way Easement to Bellsouth Telecommunications of record in Book 9633, Page 253, rerecorded in Book 10066, page 977, in the Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1217 16th Avenue South, Nashville, TN 37212-2901.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS my hand this 31st day of May, 2017.

M.D. Leasing, LLC, a Tennessee limited liability company

BY: Michael Davis
Michael Davis, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Michael Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of M.D. Leasing, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of M.D. Leasing, LLC, a Tennessee limited liability company, by himself in his capacity as said Chief Manager.

Witness my hand and official seal on May 31, 2017.

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 9.12.17

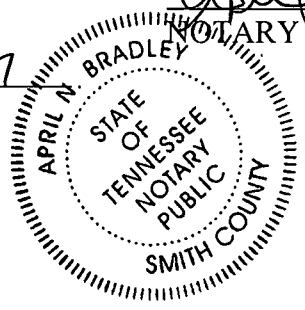


EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of O.B. Hayes Plan of Large Lots of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl and Company, P.C. File No. 52843, dated December 19, 1985, as follows:

Beginning at an iron pin located (a) in the westerly margin of 16th Avenue South (16th) and (b) southwardly along the westerly margin of 16th 365.96 feet (360 feet according to said plan and prior deeds) from the southwest corner of the intersection of 16th and Edgehill Avenue; thence with the westerly margin of 16th, South 9 degrees 22 minutes 42 seconds West, passing an iron pin at 55.00 feet, a total distance of 111.50 feet to a punch mark located northwardly along the westerly margin of 16th and Horton Avenue; thence, leaving 16th North 81 degrees 51 minutes 51 seconds West 152.31 feet to an iron pin in the easterly margin of said alley; thence with the easterly margin of said alley North 9 degrees 22 minutes 42 seconds East, passing an iron pin at 56.50 feet, a total distance of 111.50 feet to an iron pin; thence leaving said alley, South 81 degrees 51 seconds East 152.31 feet to the point of beginning.

Being the same property conveyed to M.D. Leasing, LLC, a Tennessee limited liability company, by Warranty Deed from Richland Creek Leasing, LLC, a Tennessee limited liability company, of record on January 5, 2007, in Instrument No. 20070105-0002251 Register's Office for Davidson County, Tennessee.