BILL GARRETT, Davidson County
Trans:T20170047369 DEEDWARR
Recvd: 06/05/17 10:24 2 pgs
Fees:13.00 Taxes:564.25
20170605-0055677

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $152,500.00

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 1st day of June, 2017.

Notary Public
My commission expires: 12-1-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
AHN Develop Nashville, LLC 213 Whorley Dr Nashville, TN 37217-4147	Meridian Capital Group, LLC 5115 Maryland Way Brentwood, TN 37027	175-06-0A 136.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BOBBY C. DRAPER, JR. AND BARRY EDWARD DRAPER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AHN DEVELOP NASHVILLE, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 92 (Ninety Two) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Bobby C. Draper, single person, and Bobby C. Draper, Jr. single person, and Barry Edward Draper, single person, by Quitclaim Deed from Bobby C. Draper, single person, dated 10/21/2011, of record in Instrument No. 20111026-0083084, said Register's Office.

The said Bobby C. Draper has since died on July 18, 2015.

Being the same property conveyed to Bobby C. Draper and Barry Edward Draper, by Quitclaim Deed from Arthur Shane Draper, dated June 1, 2017, of record in Instrument Number 20170605-0055676, Register's Office for Davidson County, Tennessee, recorded on _____.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5185 Preserve Blvd, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs

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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 hand this the 1st day of June, 2017.

Bobby C. Draper, Jr.

Barry Edward Draper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bobby C. Draper, Jr. and Barry Edward Draper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY