WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

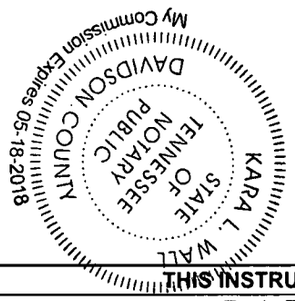
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)



W-BR-17-210

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)
Andrews Wildwood, LLC	Andrews Wildwood, LLC	
(NAME) **210 Leonard Ave**	(NAME) 2002 Richard Jones Rd Ste C200	**104-13-0-083.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Nashville, TN 37215	
(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, **STERLING PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREWS WILDWOOD, LLC,** 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 a part of the S. W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of the S. W. Berger Home Place of record in Book 547, Page 106, Register's Office for said County, sand being Lot No. 3 on the Map of the Subdivision of the West part of said Berger Home Place, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1948, as follows:

Being the same property conveyed to Sterling Property, LLC, a Tennessee limited liability company by Warranty Deed from Beverly Nelson, Executrix of the Estate of Jane Sharon Wilson, Patrick Scott Nelson, Executor of the Estate of Jane Sharon Wilson and Jimmy Draper Wilson, individual of record in Instrument No. 20150720-0070661 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 20, 2015.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 106, Register's Office for Davidson County, Tennessee.
- Covenant of record in Book 1779, Page 210, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1730, Page 6, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Leonard Ave , Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20170057519 DEEDWARR
Recvd: 07/06/17 10:04 2 pgs
Fees:13.00 Taxes:1942.50
20170706-0067772

29th 55V
Witness my/our hand(s) this the ~~30th~~ DAY OF JUNE, 2017.

Sterling Property, LLC, a Tennessee limited liability company

BY: Suzanne S. Vives
Suzanne S. Vives
Managing Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby
as

Before me, the undersigned Notary Public, personally appeared SUZANNE S. VIVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of STERLING PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the ~~30th~~ 29 of June, 2017.
as

Notary Public
My Commission Expires: 7/14/2019
(SEAL)

ADAM L SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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