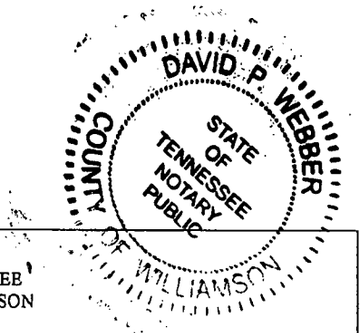
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179188



WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063015 DEEDWARR
Recvd: 07/24/17 09:29 2 pgs
Fees:13.00 Taxes:747.40
20170724-0074337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017.

NOTARY PUBLIC

My commission expires: 10/3/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Investments by Design, LLC	NEW OWNER	082 03 0 155.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Two Thousand and 00/100 Dollars ($202,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ROGERS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **INVESTMENTS BY DESIGN, LLC**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the map of Dr. V.S. Lindsleys Addition to Edgefield, being a re-subdivision of Lot 86 and part of Lot 87, as of record in Book 3106, page 130, Register's Office for said County, described as follows: Beginning at a point in the south margin of Cleveland Street, at the corner of Lots 1 and 2; thence with the line between said lots, southerly 104 feet to a point; thence westerly 64.44 feet to a concrete monument in the east margin of the first alley west of Stockell Street; thence with the margin of said alley, northerly 83.86 feet to the beginning of a curve; thence around said curve, northeasterly 31.3 feet to the south margin of Cleveland Street; thence with the margin of the same easterly 44.3 feet to the point of beginning.

Being the same property conveyed to Michael Rogers, by Warranty Deed from Kelez Property Investments, LLC, dated 4/12/2017, recorded 4/17/2017, of record in Instrument #20170417-0037066, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Kelez Property Investments, LLC by deed dated 4/8/2009 of record in Instrument #20090508-0042430, said Register's Office.

The address of the herein described property is believed to be 208 Cleveland Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of July, 2017.

MICHAEL ROGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of July, 2017.

Notary Public

David Webb

Printed Notary Name

My commission expires: 1/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON