Bill Garrett Davidson County
Batch# 26141 DEEDWARR
11/15/2017 03:23:30 PM 6 pgs
Fees: $33.00 Taxes: $5,827.50
20171115-0117559

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Seminole)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is ~~$1,575,000.00~~.

Affiant

Subscribed and sworn to before me, this the 3 day of November, 2017.

Notary Public

KAYDEE G. SMITH
MY COMMISSION # GG 109385
EXPIRES: May 30, 2021
Bonded Thru Notary Public Underwriters

My Commission Expires: May 30, 2021

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
All Sevens, LLC 16 Cherub Court Brentwood, Tennessee 37027	118-01-0-094.00	All Sevens, LLC 16 Cherub Court Brentwood, Tennessee 37027

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DANA M. HARDY and CYNTHIA P. LUCAS, Tennessee residents and each with a ½ undivided interest as tenants in common,** (collectively, the "Grantors"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **ALL SEVENS, LLC, a Tennessee limited liability company** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee, and all appurtences, privileges, and easements benefitting the same (collectively, the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property that currently is municipally known as 2909 12th Avenue South, Nashville, Tennessee.

This conveyance is made subject only to the limitations, restrictions and/or encumbrances explicitly set forth on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTORS JOINTLY AND SEVERALLY COVENANT with Grantee that Grantors are lawfully seized and possessed of the Property, that Grantors have a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTORS FURTHER JOINTLY AND SEVERALLY COVENANT with Grantee, and bind Grantors and Grantors' representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 2nd day of November, 2017.

GRANTORS:

DANA M. HARDY

CYNTHIA P. LUCAS

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA M. HARDY, the within-named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of NOVEMBER, 2017.

NOTARY PUBLIC

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA P. LUCAS, the within-named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3RD day of NOVEMBER, 2017.

NOTARY PUBLIC

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

{01628483.2 }

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 109 on the Map of Victoria Place of record in Book 332, page 10, Register's Office for said County. Said Lot No. 109 fronts 65 feet on the westerly side of 12th Avenue South, formerly Granny White Pike, and runs back between lines, 160 feet on the north line along the south margin of Augusta Avenue, and 157.5 feet on the south line, to an alley in the rear on which it measures 65 feet, more or less.

Being the same property conveyed to DANA M. HARDY AND CYNTHIA P. LUCAS, A ½ UNDIVIDED INTEREST EACH AS TENANTS IN COMMON, by deed from PAULA HAWLEY, of record as Instrument No. 20041020-0126351, dated October 15, 2004, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All real estate taxes and assessments for 2018 and future years, the liens for such future years yet due and payable;

2. Agreement for Joint Driveway of record as Instrument No. 20040917-0012373, said Register's Office;

3. Easement and rights conveyed to the Metropolitan Government of Nashville and Davidson County as set forth in the instrument of record in Book 3708, page 320, said Register's Office; and

4. Easement granted to the City of Nashville for a sanitary sewer of record in Book 2394, page 239, said Register's Office.

5. Those matters set forth on the Plat for Victoria Place, recorded in Book 332, Page 10, said Register's Office.

True Copy Certification

I, Chelsea Jankowski, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Seminole

Personally appeared before me, Robert Potter, a notary public for this county and state, Chelsea Jankowski, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/29/17

Notary' Seal (if on paper)

ROBERT POTTER
MY COMMISSION # FF 060052
EXPIRES: December 29, 2017
Bonded Thru Notary Public Underwriters