THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114775** Bill Garrett Davidson County Batch# 64883 DEEDWARR 03/05/2018 08:44:09 AM 2 pgs Fees: $13.00 Taxes: $1,820.40 20180305-0020203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $492,000.00 Affiant Subscribed and sworn to before me, this 28th day of February, 2018. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY Commission Expires MAR.

WARRANTY DEED

Address New Owner: Jesse Rothman 209 FALL STREET Nashville TN 37206-1736	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-06-176.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Saving Graces, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse Rothman and Maria Cecilia Camara Ferraez, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the West one-half of Lot No. 7 on the Plan of Sneed & Hamilton's Resubdivision of Lots 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in First Subdivision of Brownsville of record in Plat Book 161, Page 149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Blue Summit Properties LLC, a Nevada Limited Liability Company to Saving Graces LLC, a Tennessee Limited Liability Company as recorded on the 20th day of December, 2016 in Instrument No. 20161220-0133747; Warranty Deed from Dustin Scott Timblin, an unmarried man to Blue Summit Properties LLC as recorded on the 17th day of June, 2016 in Instrument No. 20160617-0061663 and Warranty Deed from Matthew T. Sullivan and Taylor M. Sullivan, husband and wife to Dustin Scott Timblin, an unmarried man as recorded on the 29th day of May, 2014 in Instrument No. 20140529-0046098, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SNEED & HAMILTON'S RESUBDIVISION OF LOTS 2, 3, 7, 8, 9, 10, 15, 16, 17 AND 18 IN FIRST SUBDIVISION OF BROWNSVILLE, as recorded in Plat Book 161, Page(s) 149.

This is improved property located at 209 FALL STREET Nashville TN 37206-1736

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2018.

Saving Graces, LLC

BY: _____
Alexander Sigg, ~~Authorized Agent~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Sigg, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of Saving Graces, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 28th day of February, 2018.

JONATHAN R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

_____
~~Notary Public~~

My Commission Expires: _____