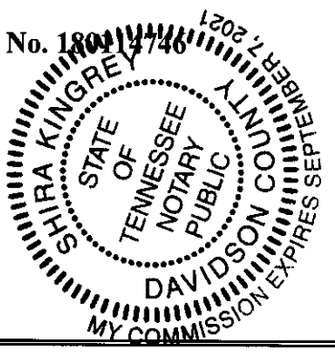
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 1801[illegible]746**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2018. Notary Public My Commission Expire



Bill Garrett Davidson County
Batch# 75041 DEEDWARR
04/02/2018 08:20:14 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20180402-0029767

WARRANTY DEED

Address New Owner: Neighborhood Holdings, LLC 118 Gilman Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-13-390.00

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, **2410 Gallatin Avenue, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neighborhood Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), its 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 Southerly 95 feet of Lot Nos. 1 and 2 on the plan of CHESTERFIELD PLACE, as shown by plat of record in Book 332, Page 147, in the Register's Office.

Said Parts of Lot Nos. 1 and 2 front 95 feet on the Easterly side of the Gallatin Pike, as widened, and run back between lines 145 feet, more or less, on this Northerly line and 179 feet on the Southerly line to the Westerly line of Lot No. 3 on which they measure 95 feet.

Being the same property conveyed to 2410 Gallatin Avenue, LLC by Warranty Deed from Fausto G. Molina and Martha P. Molina, husband and wife, recorded on the 5th day of April, 2012 in Instrument No. 20120405-0029058, 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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 147 and Plat Book 421, Page 5.

This is improved property located at 2412 Gallatin Avenue Nashville TN 37206-3214.

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, its 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 26th day of March, 2018.

2410 Gallatin Avenue, LLC

BY: _____
Brandon Petry, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Petry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of is a partner in 2410 Gallatin Avenue, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of March 2018.

_____
Notary Public

My Commission Expires: _____

NOTARIAL SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018