THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

ADDRESS NEW OWNER
David S. Fortune and Mary Ellen Fortune
2802 Valley Brook Pl.
Nashville, TN 37215

SEND TAX BILLS TO
New Owner

MAP/PARCEL
117-09-0-141.00

Karen Johnson Davidson County
Batch# 369105 DEEDWARR
03/09/2020 08:44:31 AM 3 pgs
Fees: $18.00 Taxes: $4,958.00
20200309-0025853

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HALLORAN INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **DAVID S. FORTUNE AND MARY ELLEN FORTUNE, HUSBAND AND WIFE,** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 27th day of February, 2020.

HALLORAN INVESTMENT PROPERTIES, LLC,
a Tennessee limited liability company

BY: PAUL F. SOPER
ITS: ASSOCIATE MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **PAUL F. SOPER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **ASSOCIATE MANAGER OF HALLORAN INVESTMENT PROPERTIES, LLC**, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of **HALLORAN INVESTMENT PROPERTIES, LLC**, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 27th day of February, 2020.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,340,000.00.**

Sworn to and subscribed before me this 27th day of February, 2020.

Notary Public

My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Re-Subdivision of Lot Numbers 1 & 2 on the map of Valley Brook Place, of record in Instrument No. 20161230-0137355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HALLORAN INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DAKOTA AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170103-0000347, dated December 30, 2016, said Register's Office.

Together with the Common Driveway Easement Agreement established in Instrument No. 20200309-0025852 **dated July 12, 2019, said Register's Office.**

This is unimproved property known as: 2802 Valley Brook Place, Nashville, TN 37215