WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/09 15:29 3 pgs
Fees:18.00 Taxes:2682.50
20090731-0072048

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$725,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 2009

Notary Public
My Commission expires: 8/4/12
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sawtooth Partners, LLC	SAME	105-10-0-296, 356 and 366.00
5250 Virginia Way, Suite 100		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles D. Carter and John N. Myhr,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sawtooth Partners, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1:
Being Lot No. 2-B on the plan of Resubdivision of Lot 2, Section One Hundred Three, Edgehill Estates, of record in Book 5200, page 247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles D. Carter and John N. Myhr, by deed from Jack W. Douglas and wife, Charlotte Ann S. Douglas, on December 2, 1993, of record in Book 9177, page 84, Register's Office for Davidson County, Tennessee.

Parcel 2:
Tract No. 1:
Being the easterly portion of Lots Nos. 17, 18, 19 and 20 and all of Lot No. 21 in W.C. Cleveland's Addition to Waverly Place, as of record in Book 332, page 50, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Hickerson and Hickerson, Engineers, dated December 7, 1963, as follows:

Beginning on the northerly margin of Benton Avenue at the Southeast corner of Lot No. 21, said point is also the intersection with the westerly line of the right-of-way of the L&N Railroad; running thence with the westerly line of said Railroad right-of-way northwardly 434 feet to the southerly line of Lot No. 6 in Bransford Realty Company's Subdivision of the Horton Plan; thence with the southerly line of said Lot No. 6 and crossing an abandoned alley westwardly 152 feet to the easterly margin of a 10-foot alley; said alley is alley No. 678 of the City of Nashville, as re-located and re-established by Ordinance No. 397 of the City of Nashville, enacted by the City Council of said City on April 30, 1926, and tracing or location of said alley, as re-located and re-established appears on Plate 59 of the Sewer Atlas of the City of Nashville in the office of the Engineer of said City, and on Plate 28 of G.M. Hopkins' Atlas of said City, 1908, in the office of said Engineer, together with an easement for sewerage purposes through, over and across the easterly part of said Lot No. 19; thence with the easterly margin of said alley, southwardly 222.3 feet to a point in the easterly margin of said alley, said point is 10 feet east of the southeast corner of Lot No. 17 in the western boundary line of Lot No. 21; thence with the western boundary line of Lot No. 21, southerly 200 feet to a point in the northerly margin of Benton Avenue; thence with the northerly margin of Benton Avenue eastwardly 215 feet to the point of beginning.

Tract No. 2:
Being the easterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of the southern part of Lot No. 10 in the Horton Plan, as of record in Book 421, page 68, Register's Office for said County. Said part of Lot No. 6 fronts 52 feet on the westerly side of an alley and extends back 140.5 feet on the southerly line and 125.8 feet on the northerly line to the easterly line of the property owned by MarthaTillman Norvell, and measures 51 feet, more or less, on said line.

Being the same property conveyed to Charles D. Carter and wife, Donna R. Carter, and John N. Myhr and wife, Laura Myhr, by deed from Albert B. Maloney, of record in Book 6756, page 440, Register's Office for Davidson County, Tennessee. The said Donna R. Carter, being deceased and having devised her interest to Charles Carter. And further conveyed to Charles D. Carter and John N. Myhr by Quitclaim Deed from Charles D. Carter and John N. Myhr and wife, Laura Myhr of record in Book 8749, page 177, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 5200, page 247; and Book 332, page 50; and Book 421, page 68, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4220, page 723; and Book 5315, page 214, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2030 Lindell Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this July 30th, 2009.

Charles D. Carter

John N. Myhr

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles D. Carter and John N. Myhr,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 30th, 2009

My commission expires 8/10/13

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal Wilson, 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 TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY