Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0373

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE30th day of June, 2010

Notary Public
Commission Expires: 2-20-12

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Ryan Abbott
1125 Ardee Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
061-15-0-095.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

EFD Forrest Development, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Abbott, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 on the Plan of Sunnymeade, Block C, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to EFD Forrest Development, LLC, by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated 6-2-04 and recorded 6-7-04 in Instrument No. 20040607-0066884, in the Registers' Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

BILL GARRETT, Davidson County
Trans:T20100043003 DEEDWARR
Recvd: 07/14/10 08:23 2 pgs
Fees:13.00 Taxes:370.00

20100714-0055047

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1125 Ardee Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 30th day of June, 2010.

EFD Forrest Development, LLC
By: Ed Dilts

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Ed Dilts with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Owner of EFD Forrest Development, LLC, the within named bargainor, a limited liability corporation, and that he/she as such Owner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability corporation by himself/herself as Owner.

Witness my hand and official seal at office this 30 day of June 2010.

Notary Public

Commission Expiration: 2-20-12

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY