WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100066945 DEEDWARR
Recvd: 10/21/10 14:11 2 pgs
Fees:13.00 Taxes:2682.50
20101021-0084505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Blair Daly	SunTrust Mortgage, Inc:	**MAP 102-12**
(NAME) **809 Hillwood Blvd**	(NAME) 401 Commerce St., Ste. 6100	**PARCEL 109.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PERFECT CIRCLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC BLAIR DALY, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Hillwood Subdivision, Section 1, as of record in Book 3700, page 140, Register's Office for said County.

Said Lot No. 265 fronts 104.0 feet on the southwesterly side of Hillwood Boulevard, and extends back 394.6 feet on the northwesterly line and 461.5 feet on the southeasterly line to a line in the rear, on which it measures 180.7 feet.

Being the same property conveyed to Perfect Circle Properties, LLC, a Tennessee limited liability company by Warranty Deed from James R. Mills, Executor/Trustee U/W of William D. Stanley, deceased, with full power to transfer and convey without the joinder of any beneficiary

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been paid and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 3700, page 140, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **809 Hillwood Blvd, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my hand this 7th day of October, 2010.

Perfect Circle Properties, LLC

By: _____

Walker Igleheart, Chief Manager

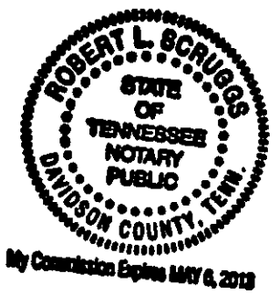
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Walker Igleheart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Perfect Circle Properties, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 2010.

Commission expires:



_____
Notary Public