WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES (AFFIX SEAL) My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 238 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Triggs	New Owner	
(NAME)	(NAME)	
1404 South Street		
(ADDRESS)	(ADDRESS)	2010-0229
Nashville, TN37212		
(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, **EndGame LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John F. Triggs,** 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66, on the Plan of Sigler's Addition to Nashville, of record in Book 1, page 4, Chancery Court in Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles F. Caudell, III, James C. Woodard, II and Jeffrey C. Maddox by Tennessee Special Warranty deed of record in Instrument No. 20100527-0040906, dated March 29, 2010, Register's Office of Davidson County, Tennessee. Property further conveyed to Endgame LLC by Quitclaim Deed of record in Instrument No. 20101210-0098521, Register's Office.
Subject to: Property taxes have been prorated and paid at closing ; Subject to all matters appearing on the plan of record in Book 1, page 4, Chancery Court in Nashville, Tennessee.

This property, known as 1404 South Street, Nashville, TN 37212
(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.

BILL GARRETT, Davidson County
Trans:T20100077934 DEEDWARR
Recvd: 12/10/10 10:52 2 pgs
Fees:13.00 Taxes:2035.00
20101210-0098522

Witness my/our hand(s) this 9th day of Dec 2010.

EndGame LLC

BY: _____

Title: CHIEF MANAGER

BY: _____

Title: Sec.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles F. Caudell III + James C. Woodard II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/themselves, Chief Manager + Member respectively of EndGame LLC, the within named bargainor, a Tennessee limited liability company, and that Charles F. Caudell III + James C. Woodard II, as such Chief Manager + Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company himself/themselves as Chief Manager + Member of said limited liability company.

Witness my hand and official seal, this the 9th day of Dec, 2010.

_____
Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON