This Instrument Was Prepared Upon Information Furnished By The Parties By:
Christopher L. Cantrell, Attorney-at-Law, 210 East Public Square, Smithville TN 37166

Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP 061.15-0 PARCEL 029.00
DATE _____ TAX YEAR _____

_____ ASSESSOR.

Name and Address of Persons responsible for taxes: New Owner:

PinPoint Properties, LLC

1113 Murfreesboro Rd. Suite 106#336

Franklin, TN 37064

PHILLIP BAUMGART

TO WARRANTY DEED

PINPOINT PROPERTIES, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 47,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me on this the 15 day of August, 2011.

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deanna D Johnson
Notary Public or Register of Deeds

My Commission Expires: 5/28/12

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, I, PHILLIP BAUMGART, have this day bargained and sold, and do hereby transfer and convey, unto PINPOINT PROPERTIES, LLC, its heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot Number 50 on the Map of the Subdivision of Maplewood Tract, of record in Book 421, page 174, Register's Office, Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property described in a conveyance from the Secretary of Housing and Urban Development to Phillip Baumgart by Cash Deed For Tennessee of record in Instrument Number 20110819006 4290, Register's Office, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110051188 DEEDWARR
Recvd: 08/19/11 11:26 2 pgs
Fees:13.00 Taxes:173.90
20110819-0064291

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said PINPOINT PROPERTIES, LLC, its heirs and assigns forever.

The grantor covenants that he is lawfully seized and possessed of said lands; that he has a good and lawful right to sell, transfer and convey the same; that said lands are unencumbered; and that grantor does forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IT IS EXPRESSLY UNDERSTOOD BY THE PARTIES THAT THE PREPARER OF THIS DOCUMENT HAS NOT RENDERED A TITLE OPINION.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 15 day of August, 2011.

PHILLIP BAUMGART

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantor, PHILLIP BAUMGART, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Franklin, Tennessee, on this the 15 day of August, 2011.

Deanna D Johnson
NOTARY PUBLIC

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKalb COUNTY

MY COMMISSION EXPIRES: 5/28/12.

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEED'S OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES.