THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30213-08-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer ~~is:~~ $330,000.00. Affiant Subscribed and sworn to before me this 24th day of August, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: D & W Properties 320 Seven Springs Way, Ste. 120 Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131 120 01800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynn M. Williams Gardner, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D & W Properties, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1117 Lipscomb Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

William A. Gardner, Jr., spouse of Lynn M. Williams Gardner, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Lynn M. Williams Gardner.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of August, 2011.

Lynn M. Williams Gardner

William A. Gardner, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lynn M. Williams Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110052648 DEEDWARR
Recvd: 08/26/11 09:38 2 pgs
Fees:13.00 Taxes:1221.00
20110826-0066020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William A. Gardner, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lea-Gran Estates, of record in Book 2083, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lynn M. Williams, unmarried, by deed dated March 29, 1999, from Myron Lyzon King, Jr. and wife, Julia Lynn King, of record in Book 11406, page 227, Register's Office for Davidson County, Tennessee. Lynn M. Williams having married and now being known as Lynn M. Williams Gardner.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2277, page 107, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2083, page 88, Register's Office for Davidson County, Tennessee.