THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11101464** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this16th day of November, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110073324 DEEDWARR
Recvd: 11/18/11 15:46 2 pgs
Fees:13.00 Taxes:4347.50
20111118-0090665

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James L. Uden 2708 Tyne Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 13-15-93.00

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, **Carbine and Associates** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L. Uden, married** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "C" on the Map of Tyne Meade, Section 3, of record in Book 1424, Pages 12, 13 and 14, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Special Warranty Deed from Regions Bank to Carbine and Associates as recorded on the 27th day of August, 2010 in Instrument No. 20100827-0067979; part of Successor Trustee's Deed from Charles W. Cook, Successor Trustee to Regions Bank as recorded on the 22nd day of June, 2010 in Instrument No. 20100622-0048868 and Warranty Deed from Gary L. Wilson and wife, Mary Beth Wilson to Alliance Development, LLC, a Tennessee limited liability company as recorded on the 24th day of August, 2007 in Instrument No. 20070824-0101835, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, as recorded in Plat Book 1424, Page(s) 12, 13 and 14.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2708 Tyne Blvd Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2011.

Carbine and Associates

By: John O. Montgomery, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John O. Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that is the President of Carbine and Associates, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of November, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014