BILL GARRETT, Davidson County
Trans:T20110081254 DEEDWARR
Recvd: 12/22/11 14:22 3 pgs
Fees:18.00 Taxes:1168.74
20111222-0100207

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

# WARRANTY DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| **939 Battery, LLC**<br>**A Tennessee limited liability company**<br>**60 Music Square East, Ste. 390**<br>**Nashville, TN 37203** | **Same** | **132-09-0-160** |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Wilson Price Burton, Jr., and wife Joy Kent Burton** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantors, by **939 Battery, LLC**, a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat Burton's Resubdivision of portions of Lot 4, Plat of Oak Hill Subdivision No. 1, of record as Instrument No. 20051028-0130618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to WILSON PRICE BURTON, JR., by deeds of record as Instrument No. 20050601-0061658, dated May 31, 2005 and Instrument No. 20050804-0091619, dated July 29, 2005, said Register's Office.
>
> This is improved property commonly known as: **939 Battery Lane, Nashville, Tennessee 37220.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property;

and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 20th day of December, 2011.

**Wilson Price Burton, Jr.**

**Joy Kent Burton**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Wilson Price Burton, Jr.**, the within named bargainor, 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 on 12/20/11.

Notary Public

My commission expires: NOV. 10, 2013

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Joy Kent Burton**, the within named bargainor, 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 on 12/20/11.

Notary Public

My commission expires: NOV. 10, 2013

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of this property, whichever is greater is $315,875.00.

William J. Christopher Arch
Affiant

Sworn to and subscribed before me
on 12/20/11.

Notary Public
My Commission Expires: NOV. 10, 2013

MIZER HOGAN II
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013