Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120012419 DEEDWARR
Recvd: 02/21/12 10:47 3 pgs
Fees:18.00 Taxes:111.00
20120221-0014663

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Tortuga Investments, LLC **9303 Foxboro Drive** **Brentwood, Tennessee 37027**	**Same**	**072-11-0-135.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **A.M. HALL, a/k/a ROBERT MICHAEL HALL AND WIFE, ADRIANNE HALL,** (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 **TORTUGA INVESTMENTS, LLC** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents does 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) 137, as shown on the map entitled Waters Place on Maxey Lane, of record as Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Previous deed of record in Instrument No. 20090901-0082067.
>
> Said Lot No. 137 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

This is not now nor has it ever been the principal residence of the Grantors.

This is improved property commonly known as: 2110 **Riverside Drive, Nashville, Tennessee 37216.**

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 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 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 claiming by, through or under the Grantors and any other person.

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 plat.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 24th day of June, 2010.

Robert Michael Hall

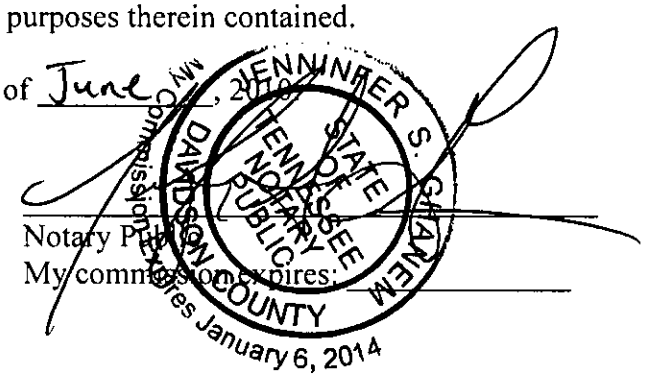
Adrianne Hall

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Robert Michael Hall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2010.

Notary Public
My commission expires:



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Adrianne Hall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2010.

JENNIFER L. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

Notary Public
My commission expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $30,000.00.

Affiant

Sworn to and subscribed before me this
____ day of June, 2010.

Notary Public
My Commission Expires:_____

My Commission Expires
October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY