BILL GARRETT, Davidson County
Trans:T20120012419 DEEDWARR
Recvd: 02/21/12 10:47 3 pgs
Fees:18.00 Taxes:111.00
20120221-0014664

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

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

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**	**072-15-0-164**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **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) 58, as shown on the map entitled Map of Porter Road Subdivision of Lots 2 to 7 inclusive on Shinkles Subdivision, of record as Plat Book 843, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to ROBERT MICHAEL HALL and wife, ADRIANNE HALL, by deed from TEN TALENTS PROPERTIES, LLC, of record as Instrument No. 20090930-0090898, dated September 30, 2009, said Register's Office.

This is improved property commonly known as: **1601 Porter Avenue, Nashville, Tennessee 37212.**

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.

Notary Public
My commission expires:

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

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
24 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