This instrument prepared by:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County	DEEDWARR
Recvd: 02/24/12 14:19	2 pgs
Fees:13.00 Taxes:388.50	
20120224-0016325	

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of February, 2012, by and between Almus M Raymer, unmarried, party of the first part, and Pinpoint Properties LLC, A Tennessee LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 55, Edgefield Land Co.'s First Subdivision, of record in Book 57, Page 130, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Almus M. Raymer and Opal B. Raymer, by virtue of that certain Warranty Deed dated September 30, 1991, at Book 8454, Page 469 in the Register's Office of Davidson County, Tennessee. Opal B Raymer died on November 17, 1996, leaving Almus M Raymer as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Almus M Raymer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Almus M Raymer, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Pinpoint Properties LLC
2914 McLemore Circle
Franklin, TN 37064

Tax Parcel No 0314032200

Property Address: 1804 Boscobel Street
Nashville, TN 37206

MAIL TAX
BILLS TO: Same As New owner:
2914 McLemore Circle
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Willie L Ward Jr. M.S.
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of February, 2012.

Notary Public

My Commission Expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013