THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-9-2014

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120026130 DEEDWARR
Recvd: 04/10/12 13:25 2 pgs
Fees: 13.00 Taxes: 166.50
20120410-0030665

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PinPoint Properties, LLC.	OWNER	MAP 83-3-B
1113 Murfreesboro Road; Suite 106		PARCEL 1.00CO
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **W. Michael Key, joined by his spouse, Hu Yan Fen Key,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PinPoint Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit A on the Plan of Carter Avenue Townhomes as shown on Exhibit "B of the Declaration of Covenants, Conditions and Restrictions for the Carter Avenue Townhomes, a Horizontal Property Regime established by Instrument recorded as number 20100903-0070471, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to W. Michael Key by deed recorded as Instrument number 20090928-0089959, said Register's Office. Hu Yan Fen Key, the spouse of W. Michael Key, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **2226-A Carter Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of April, 2012.

W. Michael Key by Marlene Key, Attorney-in-Fact
W. Michael Key by Marlene Key, Attorney-in-Fact

Hu Yan Fen Key by Marlene Key, Attorney-in-Fact
Hu Yan Fen Key by Marlene Key, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marlene Key** 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 on behalf of **W. Michael Key** and **Hu Yan Fen Key**, as their Attorney in Fact, as the free act and deed of the within named **W. Michael Key** and **Hu Yan Fen Key**.

Witness my hand and official seal this the 9th day of April, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN