WARRANTY DEED

DENA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-OS-12-2805

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Einstman Properties, LLC	**SAME**	
(NAME)	(NAME)	
P.O. Box 2861		**062-11-0-054.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **BERTHA E. LIDDINGTON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EINSTMAN PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 ON THE PLAN OF SECTION 3, SUTHERLAND HEIGHTS OF RECORD IN PLAT BOOK 2663, PAGE 117, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DONALD C. LIDDINGTON, AND WIFE, BERTHA E. LIDDINGTON BY DEED FROM GEORGE W. HACKLER AND WIFE, NANCY F. HACKLER OF RECORD IN BOOK 3245, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 21, 1961.

THE SAME DONALD C. LIDDINGTON DIED ON February 1, 1990 **LEAVING PROPERTY TO BERTHA E. LIDDINGTON AS SOLE OWNER.**

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT BOOK 2663, PAGE 117; RESTRICTIONS OF RECORD IN BOOK 2877, PAGE 253; EASEMENT OF RECORD IN BOOK 8105, PAGE 293 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20120027905 DEEDWARR
Recvd: 04/17/12 14:45 2 pgs
Fees:13.00 Taxes:464.35
20120417-0032821

This is
( ) **unimproved**
(X) **improved**
property known as **2805 Western Hills Drive Nashville, Tennessee 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 13th day of April, 2012.

Bertha E. Liddington by Gary Lee Liddington, Attorney in Fact

by Gary Lee Liddington, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of April, 2012, before me personally appeared Gary Lee Liddington to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bertha E. Liddington as per the Power of Attorney recorded simultaneously herewith of record in Instrument No. 20120417-0032830 and who acknowledged he executed the same as the free act and deed of the said Bertha E. Liddington.

Witness my hand and official seal, this the 13th day of April, 2012.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212