Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,055.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

R-VRES-12-1205

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Turner Properties LP	New Owner (NAME)	
30 Burton Blvd. #550 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-13-94.00

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, I/we SUZANNE D. MYERS AND JAMES T. MYERS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER TURNER PROPERTIES, LP, 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 THE WEST 76 FEET OF THE EAST 150 FEET OF LOT NO. 9 ON THE MAP OF THE BELMONT LAND COMPANY'S PLAN OF LOTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT FRONTS 76 FEET ON THE SOUTH SIDE OF LINDEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 74 FEET WEST OF 12TH AVENUE SOUTH, 97.1 FEET TO THE NORTH LINE OF LOT NO. 10.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM HONEYCOMB INVESTMENTS TO SUZANNE D. MYERS AND JAMES T. MYERS, HUSBAND AND WIFE AS RECORDED ON THE 26TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050826-0102601 AND WARRANTY DEED FROM 1221 PARTNERS, LLC TO HONEYCOMB INVESTMENT AS RECORDED ON THE 15TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041215-0149297, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 34; INST. NO. 20041215-0149300; INST. NO. 20041215-0149299; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1205 Linden Avenue, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20120036945 DEEDWARR
Recvd: 05/21/12 08:27 2 pgs
Fees:13.00 Taxes:1694.80
20120521-0043488

Witness my/our hand(s) this 16th day of May, 2012.

Suzanne D. Myers

James T. Myers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne D. Myers and James T. Myers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903