Return To:
MH&S Law Firm
1604 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS** **Attorneys at Law** **2000 Richard Jones Road** **Suite 260** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 24 day of August 2012 Notary Public My Commission Expires: _____

RUSSELL J. McCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

Address New Owner(s): Tiger Holdings, LLC 4307 Lealand Lane Nashville, TN 37204	Send Tax Bills to New Owner	Map-Parcel No.: 105-14-307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Frank C. Davis, an unmarried man, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Tiger Holdings, LLC, a Tennessee Limited Liability Company ("Grantee"), its successors and assigns, that certain tract and parcel of Land in Davidson County, State of Tennessee and more particularly described as:

A parcel of land known in the City of Berry Hill, 6th Civil District of Davidson County, Tennessee, being part of a tract of land as of record in Book 3925, Page 36 , in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the intersection of the western margin extended of White Avenue with the northern margin extended of Melpark Drive;

Thence: South 71 degrees, 04 minutes West, 24.96 feet to a monument in the northern margin of Melpark Drive, being the point of beginning;

BILL GARRETT, Davidson County
Trans:T20120065532 DEEDWARR
Recvd: 08/31/12 12:25 3 pgs
Fees:18.00 Taxes:1554.00
20120831-0078972

Thence: South 71 degrees, 04 minutes West, 56.8 feet along the northern margin of Melpark Drive to an iron pin;

Thence: North 18 degrees, 30 minutes West, 183.75 feet to an iron pin in the northern margin of the tract of land;

Thence: North 71 degrees, 04 minutes East, 80.65 feet along the northern margin of the tract of land to an iron pin on the western margin of White Avenue;

Thence: South 18 degrees, 50 minutes East, 158.79 feet along the western margin of White Avenue to a monument;

Thence: In a southerly and westerly direction, 39.23 feet with a curve to the right having a radius of 25.0 feet and a central angle of 89 degrees 54 minutes to a monument being the point of beginning.

Containing 0.339 acres, more or less.

Being the same property conveyed to Frank C. Davis from H & S Development Company, Inc., Kermit C. Stengel, Jr., and Karl E. Haury, by deed dated May 14, 1979, and recorded on May 14, 1979, in Book 5435 page 518, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
(1) Declaration of Covenants, Conditions, and Restrictions applicable to the subject property appearing of record in the Register's Office of Madison County, Tennessee; and
(2) 2012 State, County, and City Property Taxes, a lien on the property, but not yet due and payable; and
(3) Any and all easements for utilities and the like appearing of record in the Register's Office of Madison County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature Page(s) Following

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of August, 2012.

Frank C. Davis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who is authorized to execute this instrument for the purposes therein.

Witness my hand, at office, this 24th day of August, 2012.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015