File No. 12100880

WARRANTY DEED

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00.

Julie Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~OCTOBER~~ November, 2012.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enfield Properties, LLC	SAME	08207011500
(NAME)	(NAME)	
7340 Cockrill Bend Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120084448 DEEDWARR
Recvd: 11/05/12 14:03 2 pgs
Fees:13.00 Taxes:125.80
20121105-0101860

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Austin Downing and Beverly Downing Towry**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto **Enfield Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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 part of an unnumbered tract as shown on the Plat of S.A. Epperson's Subdivision, of record in Book 161, page 72, Register's Office for said county, and more particularly described as follows:

BEGINNING on the westerly margin of Lischey Avenue, or North Fourth Street, 159-1/2 feet Southerly from the southerly margin of Taylor and Cleveland Street; thence southerly with the westerly margin of said Avenue 59-1/2 feet; thence at right angles Westerly 188 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 59-1/2 feet; thence Easterly 188 feet, more or less, to the beginning.

Being the same property conveyed to James Austin Downing and Beverly Downing Towry, as joint tenants with the express right of survivorship, by Warranty Deed of record in Instrument 20070822-0100428, of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of the Grantor.

This is improved X property, known as 836 Lischey Avenue, Nashville, TN 37207
(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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 wedo further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1 day ~~of October~~ Nov. 2012.

James Austin Downing

Beverly Downing Towry

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Austin Downing, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of October, 2012.

Commission expires: 5/17/2014

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Downing Towry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of ~~October~~ Nov., 2012.

Commission expires: 5/17/2014

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

File Number: 12100880

RETURN TO:

Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130