Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tortuga Investments, LLC 9303 Foxboro Drive Brentwood, TN 37027	Same as New Owner	Map: 091-150 Parcel: 162.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Eric Scot Horton, unmarried** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Tortuga Investments, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, right-of-way for public utilities, all matters as shown on subdivision plan of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and Taxes for 2012 have been paid and prorated between the Grantor and Grantee.

This is Improved property, known as 317 51st Ave., North, Nashville, TN 37209.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20120086672 DEEDWARR
Recvd: 11/14/12 08:18 3 pgs
Fees:18.00 Taxes:453.25
20121114-0104580

EFFECTIVE as of the 13th day of November, 2012.

Eric Scot Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Eric Scot Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

(SEAL)

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

AFFIANT

Subscribed and sworn to before me this 13th day of November, 2012.

NOTARY PUBLIC
My Commission Expires:

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

EXHIBIT A

Land in Davidson County, Tennessee, being a part of Block 8 of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northwest corner of 51st Avenue North and Elkins Avenue, thence with the west margin of 51st Avenue North, northerly 45 feet; thence westerly parallel with Elkins Avenue, 150 feet to the easterly margin of an alley; thence with said alley southerly 45 feet to the northerly margin of Elkins Avenue; thence with the northerly margin of Elkins Avenue easterly 150 feet to the beginning.

Being the same property conveyed to Margaret A. Horton and Eula M. Hardcastle, as tenants in common, by deed from Hulan Jackson Lampley, Executor of the will of Ollie Ione Lampley, deceased, of record in Book 4895, page 309, Register's Office for Davidson County, Tennessee. Further, Eula M. Hardcastle conveyed her interest to Margaret A. Horton by quitclaim deed of record in Book 8556, page 227, Register's Office for Davidson County, Tennessee. Further, Margaret A. Horton conveyed one-half (50%) of her interest to Eric Scot Horton by quitclaim deed of record in Book 9419, page 825, Register's Office for Davidson County, Tennessee. Margaret A. Horton is now deceased, intestate, and her one-half (50%) interest belongs to her sole heir at law, Eric Scot Horton, as attested to on that Affidavit of Heirship of record in Instrument No. 20121114-0104579,

Register's Office for Davidson County, Tennessee.