THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120088868 DEEDWARR
Recvd: 11/20/12 13:13 2 pgs
Fees:13.00 Taxes:899.10
20121120-0107120

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***243,000.00.

Affiant

Subscribed and sworn to before me this 19th day of November, 2012.

Notary Public

My Commission Expires: 8. 20, 13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Lori Hines Nola Wyatt 5110 Dakota Avenue Nashville, Tennessee 37209	Lori Hines Nola Wyatt 5110 Dakota Avenue Nashville, Tennessee 37209	MAP 091-15-0 PARCEL 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Three Thousand and 00/100 Dollars ($***243,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Suzanne MacKillop, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Lori Hines and Nola Wyatt, as tenants in common with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 60.0 feet of the southerly 150.0 feet of Block 15 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

SAID part of Block 15 fronts 60.0 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue North, and runs back between parallel lines, with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150.0 feet to an alley.

Being the same property conveyed to Suzanne MacKillop by Warranty Deed dated May 29, 2009, from Timothy P. Marshall and wife, Dorothy L. Marshall, of record as Instrument No. 20090605-0052387 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5200 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years; the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Block 15 on the Realty Savings Bank & Trust Co'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.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 19th day of November, 2012.

Suzanne MacKillop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 19th day of November, 2012.

Notary Public

My Commission Expires: 8. 20. 13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY