Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 12-0803T

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$96,000.00.**

Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of December, 2012.

Notary Public
Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Daniel J. McKinney
2414 Cruzen St.
Nashville, TN 37211

SEND TAX BILLS TO:
Daniel J. McKinney
2414 Cruzen St.
Nashville, TN 37211

MAP-PARCEL:
11808013800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SignTech, Inc., a Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel J. McKinney, and Warren V. Elliott, tenants in common with expressed rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDOSN** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 2, on the plan of the Resubdivision of Lot Nos. 304, 305 and 306, on the Plan of Grandview Heights, as shown on plan of record filed in Plat Book 8250, Page 504, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sign Tech, Inc., by Warranty Deed dated December 9, 2002 from Shirley M. Zielinksi, a widow, and filed of record on December 17, 2002 in Instrument No. 20021217-0155588, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **2417 Kline Avenue, Nashville, TN 37211**

Davidson County DEEDWARR
Recvd: 12/28/12 16:16 3 pgs
Fees:18.00 Taxes:355.20
20121228-0120308

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 our successors and or our assigns, 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. 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 my hand this 21 day of December, 2012.

SignTech, Inc

Michael S. Trainer, President

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Michael S. Trainer** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President** of **SignTech, Inc.** the within named bargainor, a **Corporation**, and that he as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **corporation** by himself as **President**.

Witness my hand and official seal this 21 day of December, 2012

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.