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

BOX 10-A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $905,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2012.

Notary Public
My commission expires: 9/21/2015

BILL GARRETT, Davidson County
Trans:T20120100010 DEEDWARR
Recvd: 12/31/12 13:26 2 pgs
Fees:13.00 Taxes:3348.50
20121231-0120738

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

02-1207-47973

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tamarya L. Hoyt 502 Lynwood Blvd. Nashville TN 37205	New Owner	130-03-0-081.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark F. Wilten and wife, Helen T. Wilten, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tamarya L. Hoyt, hereinafter called the Grantees, their 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 the southerly part of Lot No. 107, and the northerly part of Lot No. 108, on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, Pages 102-103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning at a point in the easterly margin of Lynwood Boulevard, 150 feet more or less south of the south margin of Hobbs Road, being the southwest corner of the property conveyed to David K. Wilson by deed of record in Book 1361, Page 381; thence along Wilson's south line easterly 276 feet more or less to a point in the rear line of Lot No. 107, which is 148 feet more or less to a point; thence westerly 251 feet, more or less to the point of beginning.

Being the same property conveyed to Mark F. Wilten and wife, Helen T. Wilten by deed from Randell A. Smith and wife, Carolyn J. Smith, dated December 12, 2008, recorded December 17, 2008, of record in Instrument No. 20081217-0120719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 502 Lynwood Blvd., Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of August, 2012.

Mark F. Wilten

Helen T. Wilten

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark F. Wilten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of August, 2012.

Notary Public

My Commission expires Nov. 7, 2012

GAIL SEIBOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helen T. Wilten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of August, 2012.

Notary Public

My Commission expires Nov. 7, 2012

GAIL SEIBOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY