RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20130009556 DEEDWARR Recvd: 02/04/13 14:56 2 pgs Fees:13.00 Taxes:643.80 20130204-0011487

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010911

MAP - PARCEL NO: 147-5-145.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
TYNE ENTERPRISES, LLC	SAME	N/A
1420 Donelson Pike Ste A18		
Nashville, Tn 37217		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GARY LEE GOLDEN**, a married man, have bargained and sold and by these presents do transfer and convey unto **TYNE ENTERPRISES, LLC, its successors, representatives** and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 502, on the map of Crieve Hall Estates, Section Six, as of record in Book 2331, page 1, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 502 fronts 100 feet on the northeasterly side of Briarwood Drive and runs back between lines 239.7 feet on the southeasterly line and 245.3 feet on the northeasterly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to William L. Golden and wife, Shirley B. Golden by deed dated January 19, 1968 from William R. Moneypenny, Jr. and wife, Marjorie D. Moneypenny of record in Book 4207, page 876, Register's Office for Davidson County, Tennessee. William L. Golden conveyed his interest by quitclaim deed dated May 22, 1978 to Shirley B. Golden of record in Book 5288, page 908, Register's Office for Davidson County, Tennessee. Shirley B. Golden conveyed by quitclaim deed dated March 9, 1999 to William L. Golden and wife, Shirley B. Golden of record in Book 11376, page 315, Register's Office for Davidson County, Tennessee. William L. Golden having died on 8/12/03 leaving Shirley B. Golden as the surviving tenant by the entirety. Shirley B. Golden conveyed her interest to Gary Lee Golden and retained a life estate by Quitclaim Deed of record in Instrument No. 20060920-0116727, Register's Office for Davidson County, Tennessee. Shirley B. Golden having since died on 7/12/12.

This is improved property known as 4932 Briarwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, **its successors, representatives** and assigns forever.

AND I DO COVENANT with the said Grantee, **its successors, representatives** and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2013 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 2331, page 1, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Rita Golden, wife of **Gary Lee Golden** joins in this conveyance for the purpose of relinquishing any right, title, or interest she may have in said real estate by virtue of her marriage to **Gary Lee Golden**.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 1st day of February, 2013.

GARY LEE GOLDEN

RITA GOLDEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARY LEE GOLDEN and wife, RITA GOLDEN**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 1st day of February, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$174,000.00**.

Affiant

SWORN TO and subscribed before me on this 1st day of February, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY