THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***675,000.00.

Affiant

Subscribed and sworn to before me this 15 day of February, 2013.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20130014633 DEEDWARR
Recvd: 02/21/13 13:20 2 pgs
Fees:13.00 Taxes:2497.50
20130221-0017522

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Rolando Toyos 1800 State Street Nashville, Tennessee 37203	Rolando Toyos 795 Ridge Lake Boulevard Memphis, TN 38120	MAP 092-12-0 PARCEL 182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Seventy Five Thousand and 00/100 Dollars ($***675,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Christopher McWhorter and Hope McWhorter, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Rolando Toyos and Melissa Toyos, husband and wife, (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:

Tract 1:

BEING the southerly 126.0 feet of Lot No. 209 and the easterly 12.0 feet of the southerly 126.0 feet of Lot No. 210 on the Plan of John Boyd Home Tract, as of record in Plat Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

BEING the northerly 44 feet of Lot Nos. 209 and 210 on the Plan of Boyd Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Christopher McWhorter and Hope McWhorter, husband and wife, by Warranty Deed dated April 29, 2011, from M. Terry Burkhalter and wife, Peggy C. Burkhalter, of record as Instrument No. 20110504-0034330 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1800 State Street, Nashville, Tennessee 37203.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of John Boyd Home Tract of record in Book 21, page 39, 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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 GRANTORS have executed this instrument on this the 15 day of February, 2013.

Christopher McWhorter

Hope McWhorter

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 Christopher McWhorter and Hope McWhorter, the bargainors, 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 official seal this 15 day of February, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY