WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $831,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires MAY 20, 2014

Return to: Premier Escrow, LLC BOX 10-A

4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyne Blvd Partners, GP	SAME	Map 144, Parcel 44 and
(NAME) 9425 Weatherly Drive	(NAME)	Map 144, Parcel 115
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **SYLVIA B. ZAGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYNE BLVD PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of Sylvia B. Zager Property of record in Plat Book 7900, page 205, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same real property conveyed to Sylvia B. Zager by deed from James S. Frazer of record in Book 3964, Page 337, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 205, said Register's Office; and (c) easement of record in Book 8223, page 642, said Register's Office.

Jack Zager joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.

unimproved ☐

This is improved ☒ property, known as 1917 Tyne Boulevard, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 ourselves, our 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. 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.

BILL GARRETT, Davidson County
Trans:T20130017561 DEEDWARR
Recvd: 03/04/13 10:47 2 pgs
Fees:13.00 Taxes:3074.70

20130304-0021304

Witness my hand this 22nd day of February, 2013.

Sylvia B. Zager

Jack Zager

STATE OF FLORIDA
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia B. Zager and Jack Zager, the bargainor, 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 at Marco Island, Florida, this 22nd day of February, 2013.

Commission expires:

Notary Public

SUSAN J. BESSER
Notary Public - State of Florida
My Comm. Expires Nov 15, 2015
Commission # EE 124948
Bonded Through National Notary Assn.