WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: January 9, 2016
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-LM-13-834

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GYJ Ventures, LLC	**GYJ Ventures, LLC**	
(NAME)	(NAME)	
834 Clayton Avenue	**5801 Clearwater Drive**	**118-6-3.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Minnetonka, MN 55343**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CLARENCE MARCUS BENFORD, SHAWN M. DROMGOOLE, SR., JAY MERRELL, MEIKA MCCLENDON, AND JUSTIN STRACHAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GYJ VENTURES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 2 ON THE MAP OF C. B. KELLEY'S SUBDIVISION OF THE SOUTH PART OF LOTS NOS. 29, 30 AND 31, BATTLEFIELD ESTATES, SECTION NO. 1, NOT OF RECORD AND DESCRIBED ACCORDING TO A SURVEY MADE BY Z. L. WILKINSON, SURVEYOR, AUGUST 4, 1941, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CLAYTON AVENUE, 685 FEET EAST OF THE NORTHEASTERLY INTERSECTION OF CRAIG AVENUE, AND CLAYTON AVENUE, BEING THE COMMON CORNER OF LOTS NOS. 2 AND 3 OF SAID KELLEY'S SUBDIVISION; THENCE NORTHERLY AND AT RIGHT ANGLE TO THE NORTHERLY MARGIN OF CLAYTON AVENUE 175 FEET; THENCE EASTERLY 75 FEET TO A POINT; THENCE SOUTHERLY 175 FEET TO A POINT IN THE NORTHERLY MARGIN OF CLAYTON AVENUE, THE COMMON CORNER OF LOTS NOS. 1 AND 2 OF SAID KELLEY'S SUBDIVISION; THENCE WESTERLY WITH THE MARGIN OF CLAYTON AVENUE 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILLIAM C. JASPER AND WIFE, JUANITA JASPER TO MARY ALYCE POPE AS RECORDED ON THE 21ST DAY OF JUNE, 1968 IN DEED BOOK 4245, PAGE 123 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID MARY ALYCE POPE BEING ONE AND THE SAME AS MARY ALYCE POPE BENFORD AND HAVING SINCE DIED INTESTATE. CLARENCE MARCUS BENFORD, SHAWN M. DROMGOOLE, SR., JAY MERRELL, MEIKA MCCLENDON, AND JUSTIN STRACHAN ARE THE HEIRS AT LAW OF MARY ALYCE POPE BENFORD AS EVIDENCED IN PROBATE DOCKET NO. 11P-954 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130024499 DEEDWARR
Recvd: 03/26/13 14:41 3 pgs
Fees:18.00 Taxes:1128.50
20130326-0029680

This is
( ) unimproved
(X) improved
property known as **834 Clayton Avenue Nashville, Tennessee 37204**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of March, 2013.

Clarence Marcus Benford

Clarence Marcus Benford

Shawn M. Dromgoole, Sr. by Meika McClendon as Attorney - in - Fact

Shawn M. Dromgoole, Sr., by Meika McClendon as Attorney - in - Fact

Jay Merrell, by Meika McClendon as Attorney - in - Fact

Jay Merrell, by Meika McClendon as Attorney - in - Fact

Meika McClendon

Meika McClendon

Justin Strachan, by Meika McClendon as Attorney - in - Fact

Justin Strachan, by Meika McClendon as Attorney - in - Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence Marcus Benford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
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, Meika McClendon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of March 2013, before me personally appeared Meika McClendon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of, Shawn M. Dromgoole, Sr., Jay Merrell, and Justin Strachan and who acknowledged she executed the same as the free act and deed of the said Shawn M. Dromgoole, Sr., Jay Merrell, and Justin Strachan.

Witness my hand and official seal, this the 22nd day of March 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212