RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 21st day of March 2013

Notary Public
My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2013

BILL GARRETT, Davidson County
Trans:T20130025120 DEEDWARR
Recvd: 03/28/13 09:25 2 pgs
Fees:13.00 Taxes:296.00
20130328-0030417

Address of New Owner:
East Labrador Properties, LLC
720 Hart Avenue
Nashville, TN 37206

Send Tax Bills to: Same as Grantee information
SAME AS OWNER

82-8-238.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **MKK Family, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **East Labrador Properties, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 25, MCNISH SUBDIVISION of J.W. MCFERRIN'S 6 ¼ ACRES TRACT, as shown on plat of record in Plat Book 57, page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to MKK Family, LLC by deed from Southern Land Acquisitions, Inc., Trustee of the Meredith Moore Education Fund Trust of record at Instrument #20110322-0022384, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 720 Hart Avenue, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 20th day of March, 2013.

MKK Family, LLC

By: Mary M Wester
Its: Member

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 MARY M. WESTER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the MEMBER for MKK Family, LLC and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the MEMBER for MKK Family, LLC.

Witness my hand and official seal at Franklin, Tennessee, this the 20th day of March, 2013.

Henry E. Ragle, IV
Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013032470