183.20

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130031334 DEEDWARR
Recvd: 04/17/13 08:17 2 pgs
Fees:13.00 Taxes:170.20
20130417-0038040

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Affiant

Sworn to and subscribed before me this 15 day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Open Line Enterprises, LLC	Same	09108010100
8 Academy Place, #209		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Talton Williams 1997 Marital Trust,** hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Open Line Enterprises, LLC,** hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 65 and the northerly 30 feet of Lot No. 66 on the Map of L. H. Davis Subdivision of Lot No. 41, Clifton Plan, as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the easterly margin of an alley at a point 10 feet north of the southwest corner of Lot No. 65; thence southerly with the easterly margin of said alley 40 feet; thence easterly and parallel with the line between two lots 130 feet, more or less, to the westerly margin of 40th Avenue, North, formerly Clifton Avenue; thence with the westerly margin of said Avenue northwesterly 45 feet, more or less, to a point opposite the point of beginning; thence westerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Talton Williams 1997 Marital Trust by deed from Chan McCullough, Trustee, of record in Instrument No. 20120713-0061676, Register's Office for Davidson County, Tennessee.

This is improved property known as 1033 40th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 15th day of April, 2013.

CHAN MCCULLOUGH, Trustee
TALTON WILLIAMS 1997 MARITAL TRUST

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, **Chan McCullough, Trustee of the Talton Williams 1997 Marital Trust**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of April, 2013.

ROBERT SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14