BILL GARRETT, Davidson County
Trans:T20130032501 DEEDWARR
Recvd: 04/19/13 15:23 2 pgs
Fees:13.00 Taxes:37.00
20130419-0039337

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Open Line Enterprises, LLC & Blue Chip Investments, LLC
2208 White Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

Map & Parcel No: 105.03-0-249.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Samuel L. Davis, a single man** hereinafter called the **Grantors**, do hereby convey unto **Open Line Enterprises, LLC and Blue Chip Investments, LLC** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Rutherford County, State of Tennessee, and legally described as:

That certain tract of land situated in Davidson County, Tennessee, being described as follows, to wit:

Being parts of Lot Nos. 21 and 22 on the plan of John Nelson's Addition, as of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the westerly margin of Second Avenue South, formerly Market Street at the northeast corner of property conveyed to Mrs. Clara Spiegel by deed from Robert W. Langrum, Trustee, et al, of record in Book 1110, Page 3, said Register's office; thence with Spiegel's northerly line westwardly 130 feet to the easterly margin of an alley; thence with said alley northwardly 39 feet; thence eastwardly 130 feet, more or less to the westerly margin of Second Avenue South; thence with said Avenue southwardly 39 feet to the beginning.

Being the same property conveyed to Kenneth M. Bakari by Warranty Deed of record at Instrument No. 20021025-0130876, Register's Office for said County and further conveyed to Samuel L. Davis on April 13, 2009 by Warranty Deed of record in Instrument No. 20090429-0038453, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee

shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is unimproved property known as: 1205 2nd Avenue South, Nashville, TN 37210

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is 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) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 17th day of April, 2013.

Samuel L. Davis

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Samuel L. Davis known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 17th day of April, 2013.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Sworn and subscribed before me on April 17, 2013.

Notary Public

5-23-16

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY