{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Desperado Properties, LLC, a	{ New Owner	} 14398 }
{Tennessee limited liability company	{	} Map and Parcel }
{667 Wedgewood Avenue, Ste. C	{	}092-06-0 460.00 }
{Nashville, TN 37203	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mark Hill, a twenty-five percent undivided interest, Robet Nemer, a fifty percent undivided interest and Harp Co., a Tennessee Corporation, as Trustee, a twenty five percent undivided interest** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Desperado Properties, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 52 on the plan of Faulconer and Ashcraft's Subdivision, of record in Book 57, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Successor Trustee's Deed from Robert J. Notestine III, successor Trustee to Mark Hill,a twenty-five percent undivided interest, Robert Nemer,a fifty percent undivided interest and Hap Co.,a Tennessee Corporation, as Trustee, a twenty-five percent undivided interest as recorded on the 11th day of March, 2013 in Instrument Number 20130311-0023767; Quitclaim Deed from Michael L. Hudson to Marvin D. Summers as recorded on the 27th day of February, 2012 in Instrument Number 20120227-0016921 and Warranty Deed from Wilson Enterprises, Inc., to Michael Hudson as recorded on the 10th day of May, 2077 in Instrument Number 20070510-0056423, in the Register's Office for Davidson County, Tennessee.

This subject real property is commonly known as 2512 Batavia Street, Nashville, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat of Faulconer & Ashcraft's of record in Plat Book 57, page 121, said Register's Office for said county.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this 14th day of May, 2013.

Notary Public

My Commission Expires: 1-22-15

BECKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130040855 DEEDWARR
Recvd: 05/16/13 10:36 3 pgs
Fees:18.00 Taxes:129.50

20130516-0049361

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, it's successors and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of May, 2013.

Mark Hill

Robert Nemer

Pres. of Trustee

Harp Co., a Tennessee corporation,
As Trustee
By: Robert J. Hill, II, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mark Hill 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 2013.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert Nemer 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 2013.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert J. Hill, II with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President for Harp Co., a Tennessee corporation, as Trustee and that he/she as President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee by himself/herself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1-24-15

VICKY N. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY