THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130053676 DEEDWARR
Recvd: 06/25/13 10:20 2 pgs
Fees:13.00 Taxes:592.00
20130625-0065126

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Paul Budslick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Budslick	SAME	MAP
908 Marengo Lane		PARCEL 09107001400
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wayne Greer**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl Peters and Paul Budslick as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:

Being the southwest part of the Lot No. 1022 and the south part of Lot No. 1024 of Block 32, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County, described as follows:

Beginning at the southeast corner of Centennial Boulevard and 52nd Avenue North, formerly 11th Street; thence with the southerly margin of said Boulevard, southeastwardly 63.7 feet to a point; thence southwardly, parallel with said Street, 81.7 feet to the northerly margin of a 25 foot alley; thence with said alley, westwardly 50 feet to the easterly margin of 52nd Avenue North; thence with the easterly margin of same, northwardly 120.8 feet to the beginning.

Tract No. 2:

Being the southerly part of Lot Nos. 1016, 1018 and 1020 and the southwest corner of Lot No. 1014 and the easterly 10 feet of the southern part of Lot No. 1022 of Block 32 in Plan No. 2 of West Nashville as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of an alley in the rear of said Block No. 32, 50 feet easterly from the easterly margin of 11th Street; thence northerly parallel with said street 81.7 feet to the southwesterly margin of Centennial Boulevard; thence with said margin in a southeasterly direction 130.3 feet to the northerly margin of said alley; thence with said alley westerly 102 feet to the beginning.

Being the same property conveyed to Wayne Greer from The Elizabeth A. Jones Revocable Living Trust, dated July 12, 2012, Elizabeth A. Jones, Trustee, by deed of record in Instrument No. 20120717-0062857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the Plan of record in Book 57, Page 172, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5115 Centennial Blvd., Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 18th day of June, 2013.

Wayne Greer

Wayne Greer

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 **Wayne Greer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of June, 2013.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of June, 2013.

My Commission expires: _____

Notary Public