This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/28/13 16:36 3 pgs
Fees:18.00 Taxes:243.83
20130628-0067160

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of June, 2013, by and between Estate of Nancy Mayberry, by Bernice Haynes, Executrix, Carmen Flowers, and Laura Ann Young Lewis, party of the first part, and Marshall Rentals, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No.74 on the Map of Trinity Heights, Addition, as of record in Book 161, Page 38, Register's Office for said County.

Said Lot No. 74 fronts 72 feet, more or less, on the south side of Pullan Avenue, and runs back between lines along the east margin of Meridian Street, 150 feet to an alley, in the rear on which it measures 68.6 feet, more or less.

Being the same property previously conveyed to Thomas Jerry Mayberry and Nancy E. Mayberry by virtue of Warranty Deed dated June 24, 1977 at Book 5164, Page 715, in the said Register's Office of Davidson County, Tennessee. Thomas Jerry Mayberry died leaving Nancy E Mayberry as the remaining tenant by the entirety. Nancy E Mayberry died testate on March 20, 2012.(Davidson County Probate Docket No. 12P-1171)

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bernice Haynes, Executrix
Bernice Haynes, Executrix

Carmen Flowers by Bernice Haynes Attorney in Fact
Carmen Flowers, by Bernice Haynes,
Attorney In Fact

Laura Ann Lewis Young
Laura Ann Lewis Young

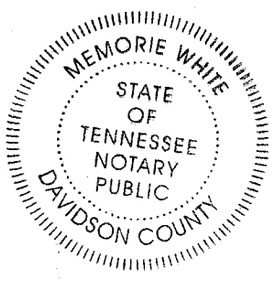
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Bernice Haynes, Executrix, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Bernice Haynes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Carmen Flowers and acknowledged that she executed the same as the free act and deed of the said Carmen Flowers.

WITNESS my hand and official seal at office this 28th day of June, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Laura Ann Young Lewis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Marshall Rentals, LLC 1212 Stockell Street, Nashville, TN 37206
Tax Parcel No	07111016600
Property Address:	1507 Meridian Street Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $65,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

LuAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of June, 2013.

Notary Public

My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE