BILL GARRETT, Davidson County
Trans:T20130066241 DEEDWARR
Recvd: 08/02/13 10:24 2 pgs
Fees:13.00 Taxes:462.50
20130802-0080801

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-7270D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Winward Properties, Inc. (NAME)	New Owner (NAME)	61-15-272 and 61-15-273
3900 & 3902 Oxford Street (STREET ADDRESS)	7125 Bakers Bridge Ave (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dorris L. Moore, Trustee, and Leroy M. Scruggs, Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Winward Properties, Inc.**, 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:

Land in Davidson County, Tennessee, being Lot Nos. 55 and 54 on the plan of M.N YOUNG'S INGLEWOOD ANNEX, as shown by plat of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Dorris L. Moore, Trustee and Leroy M. Scruggs, Trustee from Virgie Mai Moore, by Deed dated July 15, 2003, as Instrument No. 20030728-0105043, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 854, page 207, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 197, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage as recorded in Book 4044 601, page ~~489~~, and Book 4283, page 433, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3900 & 3902 Oxford Street, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 30th day of July, 2013.

Dorris L. Moore, Trustee — July 30, 2013 Date

Leroy M. Scruggs, Trustee — July 30, 2013 Date

Dorris L. Moore — July 30, 2013 Date

Leroy M. Scruggs — July 30, 2013 Date

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 Dorris L. Moore and Leroy M. Scruggs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2013.

My Commission Expires: 3/30/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named for Dorris L. Moore, Trustee and Leroy M. Scruggs, Trustee and with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2013.

My Commission Expires: 3/30/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066