| { ADDRESS NEW OWNER: | { SEND TAX BILL TO: | }MAP-PARCEL NOS} |
|---|---|---|
| {Brit Prop LLC | {NEW OWNER | } |
| {1912 Russell Street | { | } Map and Parcel |
| {Nashville, TN 37206-2052 | { | } 071-12-0-276.00 |
| { | { | } |
| {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, **Justin Cutler, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brit Prop LLC, a Tennessee limited liability company** (The "Grantee"), it's successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 53 on the Map of TL Wards Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan of record in Book 974, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said part of said lot fronts 60 feet on the Southerly side of Ward Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Justin Cutler, a single person by Special Warranty Deed from Capital Bank, N.A., successor by merger to GreenBank, successor to Cumberland Bank of record in Instrument Number 20120404-0028552; Trustee's Deed from C. Tucker Herndon, Substitute Trustee to GreenBank as recorded on the 23rd day of March, 2011 in Instrument No. 20110323-0022691 and Special Warranty Deed from Deutsche Bank National trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-2 to Christine M. Callaghan and Brendan Callaghan as recorded on the 27th day of October, 2006 in Instrument No. 20061027-0133469, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on plat of record in Plat Book 21, page 105, said Register's Office for Davidson County, Tennessee.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $135,000.00.**

**Affiant**

**Subscribed and sworn to before me this 27th day of August, 2013.**

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

**Notary Public**

**My Commission Expires:** _____

BILL GARRETT, Davidson County
Trans:T20130074406 DEEDWARR
Recvd: 08/28/13 10:55 2 pgs
Fees:13.00 Taxes:499.50

20130828-0090734

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

And Grantor does further covenant and bind himself, his heirs 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 ___ day of August, 2013.

Justin Cutler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Justin Cutler 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 27th day of August, 2013.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017