Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **TLD Investments, LLC,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas M. Kyle and Rachel Kyle, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. Twenty-Two (22) in Johnson Bransford's Subdivision of three parts of Lot No. 158 of Judge John McNair's Mansion House Tract of record in Book 161, page 146, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to TLD Investments, LLC, a Tennessee limited liability company, by deed from Kenneth H. Dupree dated June 29, 2010, of record as Instrument No. 20100707-0053130 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 929 11th Avenue North, Nashville TN, 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of September, 2013.

TLD Investments, LLC

By: _____
Kenneth H. Dupree

BILL GARRETT, Davidson County
Trans:T20130077845 DEEDWARR
Recvd: 09/09/13 11:44 2 pgs
Fees:13.00 Taxes:804.75
20130909-0094878

State of Tennessee)
County of Davidson)

On this 5th day of September, 2013, personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, **Kenneth H. Dupree**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of the maker or a constituent of the maker, **TLD Investments, LLC, a Tennessee Limited Liability Company** and is authorized by the maker, to execute this instrument on behalf of the maker.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 217,500.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn and subscribed before me on this the 5th day of September, 2013.

Notary Public

My Commission Expires: 10/18/2016

NEW OWNER:
Thomas M. Kyle
929 11th Avenue North
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT:
Mortgage Investors Group
8320 East Walker Springs Lane
Suite 200
Knoxville, TN 37923

TAX MAP-PARCEL #:
92-4-270