PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of November, 2013, by and between Dion Donaldson, party of the first part, and Graystone Properties, 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, Tenn., being part of Lot No. 352 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21,Page 23, Register's Office for said County. Said part of Lot No. 352 is described as follows:

Beginning at a point on the westerly margin of Arthur Avenue, said point being 24.5 feet south of the line between Lots Nos. 352 and 353; thence in a southerly direction along the westerly margin of Arthur Avenue 23.7 feet to a point; thence westerly and parallel with the line between Lots Nos. 352 and 353, 150 feet to a point on the rear line of Lot No. 352; thence northerly along the rear line of Lot No. 352, 23.7 feet; thence easterly 150 feet to the point of beginning.

Being all or part of the same property conveyed to Dion Donaldson by virtue of that certain Final Decree Confirming Sale Deed dated July 30, 2012, at Instrument No. 20120817-0073735 and by Order of record at Instrument No. 20131115-0118183 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has never been used as his primary residence and has been used for investment purposes only.

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.

Dion Donaldson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22nd day of November, 2013.

Notary Public

My Commission Expires: 7-3-17

BILL GARRETT, Davidson County
Trans:T20130101615 DEEDWARR
Recvd: 12/03/13 15:52 2 pgs
Fees:13.00 Taxes:240.87
20131203-0123299

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Graystone Properties, LLC

503 Hodges Court
Franklin TN 37067

Tax Parcel No 08112025100

Property Address: 1521 Arthur Avenue
Nashville, TN 37208

MAIL TAX
BILLS TO:
Graystone Properties,LLC
503 Hodges Court
Franklin TN 37067

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 $65,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Courtney K. Benjamin
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of November, 2013.

Notary Public

My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY