THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Suite 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Jean A. Douglas Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: March 5, 2016 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Douglas and Jean A. Douglas	New Owner	
2102A Sharondale Drive		104-11-171.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **TriMark Builders, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy J. Douglas and wife, Jean A. Douglas,**

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 No. 2 on the Plan of Final Plat, 24th @ Fairfax, of record in Instrument No. 20121008-0092069, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TriMark Builders, LLC by Deed from Landmark Realty Services Corporation, of record in Instrument No. 20130524-0052743, Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 24, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **2401 Fairfax Avenue, Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans:T20130105385 DEEDWARR
Recvd: 12/18/13 11:19 2 pgs
Fees:13.00 Taxes:1017.50
20131218-0127851

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. 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 Grantor's hand this the 16th day of December, 2013.

TriMark Builders, LLC

BY: _____
Steven D. Ezell, Chief Manager

BY: _____
Michael A. Hartley, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Steven D. Ezell and Michael A. Hartley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members and Chief Manager and Secretary, respectively, of **TriMark Builders, LLC**, the within named bargainor, a limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as such members and Chief Manager and Secretary.

Witness my hand and official seal this the 16 day of December, 2013.

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016