WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

R-DA-13-4809A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy C. Doyle	New Owner	
4809A Illinois Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	091-11-0-098.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we D&J PROPERTIES OF TENNESSEE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY C. DOYLE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 712 OF BLOCK 103, PLAN NO. 1, WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. TARPLEY AND WIFE, OMEGA R. TARPLEY BY DEED FROM J.B. CRIPPS AND WIFE, SUSIE CRIPPS OF RECORD IN BOOK 4279, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 11, 1968 AND RECORDED ON OCTOBER 18, 1968. BEING THE SAME PROPERTY CONVEYED TO ANN JORDAN MOORE, TRUSTEE OF THE JORDAN FAMILY TRUST BY QUITCLAIM DEED FROM OMEGA TARPLEY CHURCHWELL OF RECORD AT INSTRUMENT NO. 200003140026211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 8, 2000 AND RECORDED ON MARCH 14, 2000. BEING A PART OF THE SAME PROPERTY CONVEYED TO D&J PROPERTIES OF TENNESSEE, LLC BY DEED FROM ANN JORDAN MOORE, TRUSTEE OF THE JORDAN FAMILY TRUST OF RECORD AT INSTRUMENT NO. 20130508-0046443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 2013 AND RECORDED ON MAY 8, 2013. ALSO, SEE QUITCLAIM DEED TO OBTAIN SEPARATE MAP & PARCEL NOS. OF RECORD AT INSTRUMENT NO. 20130508-0046444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4809A Illinois Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130106628 DEEDWARR
Recvd: 12/23/13 14:47 2 pgs
Fees:13.00 Taxes:925.00

20131223-0129484

Witness my/our hand(s) this 20th day of December, 2013.

D&J Properties of Tennessee, LLC

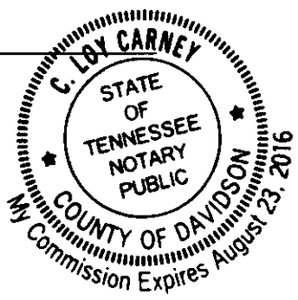
By: _____
Jeff Gaw

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of December, 2013, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the sole member of D&J Properties of Tennessee, LLC, the within named bargainor, a limited liability company, and that he/she as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of December, 2013.

_____
Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903