# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/6/2016

(AFFIX SEAL)

Box 44

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brit Adam Naylor, unmarried | FirstBank | 07213033300 |
| | (NAME) | |
| 1014 Douglas Avenue | 3310 Aspen Grove Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Franklin, TN 37069 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bryan Thompson, unmarried and Michael Saltsman, unmarried, as joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brit Adam Naylor, unmarried, hereinafter called the Grantees, 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 THE EASTERLY HALF OF LOT NO. 24 IN SHARPE AND HORN'S FOURTH ADDITION TO NASHVILLE, OF RECORD IN BOOK 161, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
SAID EASTERLY HALF OF LOT NO. 24 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WEST DOUGLAS AVENUE, FORMERLY HINTON STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BRYAN THOMPSON, UNMARRIED AND MICHAEL SALTSMAN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM BRYAN THOMPSON, UNMARRIED OF RECORD IN INSTRUMENT NO. 20120228-0017119, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1014 Douglas Avenue, Nashville, TN 37216
(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 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 my/our hand(s) this 30th day of December, 2013.

BILL GARRETT, Davidson County
Trans:T20130108048 DEEDWARR
Recvd: 12/31/13 12:11 2 pgs
Fees:13.00 Taxes:588.30

20131231-0131202

**WARRANTY DEED**
(Continued)

Bryan Thompson

Michael Saltsman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Thompson, unmarried, and Michael Saltsman, unmarried, as joint tenants with right of survivorship, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072