BILL GARRETT, Davidson County
Trans:T20140002455 DEEDWARR
Recvd: 01/13/14 09:56 2 pgs
Fees:13.00 Taxes:550.93
20140113-0003078

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 10th day of January, 2014, by and between Teresa Ann Martin, an unmarried woman, party of the first part, and DY Properties II, LLC, a Tennessee limited liability company, 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, Tennessee, BEING lot Number(s) 135, 136 and 137 on the Plat of Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

SAID lots number 135, 136 and 137 adjoin and front together 75 feet on the west side of Stainback Avenue and runs back between parallel lines 175 feet to an alley.

Being all or part of the same property conveyed to Teresa Ann Martin by virtue of that certain Warranty Deed dated December 16, 1999, at Instrument No. 20000114-0004938 in the Register's Office of Davidson County, Tennessee.

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 2014 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.

Teresa Martin
Teresa Ann Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 10th day of January, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: DY Properties II, LLC

Tax Parcel No 07115020000

Property Address: 1318 Stainback Avenue
Nashville, TN 37206

MAIL TAX
BILLS TO: DY Properties II, LLC
P.O. Box 1283
Antioch, TN 37013

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 $148,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of January, 2014.

Notary Public

My Commission Expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.