BILL GARRETT, Davidson County
Trans:T20140005757 DEEDWARR
Recvd: 01/24/14 16:07 2 pgs
Fees:13.00 Taxes:379.56
20140124-0006991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,583.53.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2014.

NOTARY PUBLIC

My Commission Expires: _____

Notary Seal present, not reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SDTEN Enterprises, LLC 18653 Ventura Blvd. #267 Tarzana, CA 91356	SDTEN Enterprises, LLC 18653 Ventura Blvd. #267 Tarzana, CA 91356	Part of 080-08-0-009.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LANCE M. HORNBUCKLE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SDTEN ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision Of Lot 1 Of Resubdivision Of Hyde Park, Section One, Part Of Lots 14, 15, 16, 17, 18 & 19, of record in Instrument No. 20131231-0131142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to MILTON E. HORNBUCKLE AND WIFE, HENRIETTA S. HORNBUCKLE by installment deed from HORNBUCKLE PLUMBING COMPANY, NEW INSTALLATIONS of record in Book 5834, Page 638, dated June 10, 1981, said Register's Office. HENRIETTA S. HORNBUCKLE has since conveyed her interest in said property to MILTON E. HORNBUCKLE, HER HUSBAND by quitclaim

deed of record in Book 10625, Page 515, dated September 24, 1997, said Register's Office. MILTON E. HORNBUCKLE died testate on or about June 14, 2008. He devised said property to LANCE M. HORNBUCKLE by will of record in Docket No. 08P1207, in the Seventh Circuit Court For The Twentieth Judicial District For The State Of Tennessee At Nashville, Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20080731-0078424, said Register's Office.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 23rd day of January, 2014.

Lance M. Hornbuckle

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lance M. Hornbuckle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of January, 2014.

Notary Public

My commission expires:_____

Notary Seal present but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds