Davidson County	DEEDWARR
Recvd: 03/07/14 15:47	4 pgs
Fees:23.00 Taxes:1831.50	
20140307-0019564	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31629-01-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00 Affiant Subscribed and sworn to before me this 6th day of March, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: BuckTayl Partners, a Tennessee general partnership 5200 Old Harding Road Franklin, TN 37064	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 092 120 26100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drop Tine, LLC**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BuckTayl Partners, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 216 19th Avenue North, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of March, 2014.

Drop Tine, LLC, a Tennessee limited liability company

By: Do-All Traps, LLC, a Tennessee limited liability company, its sole member

BY: _____
Shane LeAnna, President/Chief Manager and Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,aforesaid, Shane Leanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President/Chief Manager and Sole Member, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of March, 2014.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot Nos. 180 and 181 of the Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County.

Said parts of Lot Nos. 180 and 181 front together 50 feet on the easterly side of 19th Avenue, North, and run back between parallel lines, with the southerly margin of State Street 100 feet to the westerly line of Lot No. 182.

Being the same property conveyed to Drop Tine, LLC, by deed dated April 15, 2005, from Jacqueline D. Kelly, Trustee, of record in Instrument No. 20050419-0043197, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 092 120 26100.
2. All matters appearing on the Plan of record as Book 21, page 39, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My commission expires _____