NEW OWNER:

LB 2014, LLC
P.O. Box 158434
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0176

Map 116 Grooup 16-0 Parcel 126.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140022226 DEEDWARR
Recvd: 04/02/14 14:05 2 pgs
Fees:13.00 Taxes:1359.75
20140402-0027439

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars ($367,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARK M. WARNER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LB 2014, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 52 on the Plan of Wallace Subdivision, Part 1, of record in Plat Book 1424, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mark M. Warner, by Warranty Deed from Cindy Williams Philipi and husband, Mike W. Philipi, dated April 23, 2004, and of record in Instrument No. 20040504-0050641, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4103 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27 day of **March, 2014**.

MARK M. WARNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARK M. WARNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 27th day of **March, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **367,500.00** .

AFFIANT

Sworn to and subscribed to before me 27th day of **March, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY