THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030461**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2014. Notary Public My Commission Expires

BILL GARRETT, Davidson County
Trans:T20140023365 DEEDWARR
Recvd: 04/07/14 13:43 2 pgs
Fees:13.00 Taxes:185.00
20140407-0028902

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2017

WARRANTY DEED

Address New Owner: FixItUp Rentals, LLC 1656 Union Hill Road Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061-10-0-170.00

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, **Ray Kenneth Binnion as Settlor and Mary Alice Binnion, Co-Trustee of the Ray Kenneth Binnion Revocable Trust** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **FixItUp Rentals, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 6 on the Plan of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for said County.

Said Easterly 50 feet of Lot No. 6 fronts 50 feet on the Southerly side of Curdwood Avenue, formerly Maplewood Boulevard, and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Ray K. Binnion to Ray Kenneth Binnion Revocable Trust as recorded on the 26th day of April, 2000 in Instrument No. 200004260041330; Quitclaim Deed from Mary M. Binnion to Ray K. Binnion as recorded on the 17th day of December, 1990 in Deed Book 8258, Page 516 and Warranty Deed from Jewell Ricks Balls and James Watson Balls to Ray K. Binnion and wife, Mary M. Binnion as recorded on the 20th day of January, 1970 in Deed Book 4392, Page 541, in the Register's Office of Davidson County, Tennessee.

Property erroneously vested in April 2000 as Ray Kenneth Binnion Trust rather than Ray Kenneth Binnion, Settlor and Mary Alice Binnion, Co-Trustee of the Ray Kenneth Binnion Revocable Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEWOOD MANOR SUBDIVISION, as recorded in Plat Book 547, Page(s) 102.

This is improved property located at 916 Curdwood Boulevard Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 4th day of April, 2014.

Ray Kenneth Binnion, Settlor of the Ray Kenneth Binnion Trust

BY: Ray K. Binnion
Ray Kenneth Binnion, Settlor

Mary Alice Binnion, Co-Trustee of the Ray Kenneth Binnion Trust

BY: Mary A. Binnion
Mary Alice Binnion, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray Kenneth Binnion, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the settlor of the Ray Kenneth Binnion Trust, 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 4th day of April, 2014.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Alice Binnion, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is co-trustee of the Ray Kenneth Binnion Trust, 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 4th day of April, 2014.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014