Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1904 Natchez Trace Nashville, TN 37212	Map 072040 Parcel 213	1904 Natchez Trace Nashville, TN 37212
This instrument prepared by: The Law Offices of Woods and Woods P.O. Box 128498, Nashville, TN 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THREE THOUSAND and NO/100 DOLLARS ($133,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jeremy Garner (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to PZR Partners, LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

*Real estate taxes for the current year which have been prorated between the parties.

*All matters appearing on the plat appearing of record in Book 843, Page 95, Register's Office of Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20140030927 DEEDWARR
Recvd: 05/05/14 16:16 2 pgs
Fees:13.00 Taxes:492.10
20140505-0038239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, this the 5 day of May, 2014

Notary Public

My Commission expires: 8-23-16

ALLEN WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property, known as 1440 Ardee Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 5th day of May, 2014.

Jeremy Garner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Jeremy Garner, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand seal at office this 5 day of May, 2014.

ALLEN WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 8-23-16

EXHIBIT A
Property Description

Land being located in Davidson County, Tennessee, being Lot No. 7 on Block F on the Plan of County Club Estates, as of record in Book 843, Page 95, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremy Garner, by deed from Countrywide Home Loans Inc., a corporation, of record as Instrument No. 20090311-0021894, dated March 11, 2009, said Register's Office.