This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140035490 DEEDWARR
Recvd: 05/21/14 12:03 2 pgs
Fees:13.00 Taxes:222.00
20140521-0043782

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $60,000.00.

Affiant

Subscribed and sworn before me this the 15th day of May, 2014.

Notary Public
My commission expires: 6-17-2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Battleground Investments, LLC 625 Bakers Bridge Ave Ste 105 #35 Franklin, TN 37067	New Owner	072-06-0-119.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LISA LANE AND BOBBY STONE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BATTLEGROUND INVESTMENTS, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of the southerly part of Lot No. 2 on the Map of C.W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, page 33, Register's Office for said County, described as follows:

Said part of Lot No. 2 fronts 50 feet on the northerly side of Thomas Street and runs back between parallel lines, 165 feet, more or less, to a point of 190 feet south of the southerly margin of Elvira Avenue.

Being the same property conveyed to E. Ann Stone, Unmarried by Quitclaim Deed from Charles and Carol Clifton and Bobby and Charlene Link of record in Book 10352, Page 372; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L Clifton and wife, Willie May Clifton by Deed from Ollie May Mitchell, dated November 7, 1975 of record in Book 4969, page 201, said Register's Office. Ollie May Mitchell retained a life estate. Ollie May Mitchell passed away July 18, 1988.

Willie May Mitchell passed away leaving the property to her heir, Robert O. Clifton. Robert O. Clifton passed away February 7, 1994. The estate of Robert L. Clifton was probated in Probate Court of Davidson County, Tennessee, Case Number 94-P-495, which conveyed the property to his heirs, E. Ann Stone, Charles Clifton and Charlene Link. Louise O. Clifton retained a life estate in the property but QuitClaimed her interest to E. Ann Stone, Charles Clifton and Charlene Link in Book 9751, page 903 and Book 10163, page 478, Register's Office for Davidson County, Tennessee. Charles and Carol Clifton and Bobby and Charlene Link Quitclaimed their interest in the property to E. Ann Stone in Book 10352, page 372, Register's Office of Davidson County, Tennessee.

The said E. Ann Stone having since died December 4, 2008 leaving as her only heirs at law Lisa Lane and Bobby Stone as set forth in the Affidavit of Heirship of record in Instrument No. 20140521-0043781, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 931 Thomas Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 15th day of May, 2014.

Lisa Lane

Bobby Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Lane and Bobby Stone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY