Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #14-1188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Brandon R. Frankel and Lydia Frankel, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Seth Hyatt, single man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Part of Block 8 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, more particularly described as follows:

Beginning at a point in the Easterly margin of 52nd Avenue North formerly 11th Street, 522.5 feet South of the South margin of Charlotte Avenue, being 47.5 feet South of the Southwest corner of the lot conveyed to J.C. Cox and wife, by deed from H.H. Williams, Jr. and wife, of record in Book 452, Page 384, said Register's office; thence Easterly and parallel to the South margin of Charlotte Avenue, 140 feet to the Westerly margin of an alley; thence with the margin of said alley, Southerly 47.5 feet to the Northerly margin of another alley; thence with the Northerly margin of said last mentioned alley; Westerly 140 feet to the Easterly margin of 52nd Avenue, North; thence with the margin of the same, Northerly 47.5 feet to the beginning.

Being the same property conveyed to Brandon R. Frankel and Lydia Frankel, husband and wife, by Warranty Deed from LRW Holdings, LLC, dated September 22, 2011, of record as Instrument No. 201114003-0076632, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 316 52nd Avenue North, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27 day of June, 2014.

Brandon R. Frankel

Lydia Frankel

BILL GARRETT, Davidson County
Trans: T20140046944 DEEDWARR
Recvd: 07/01/14 15:00 3 pgs
Fees: 18.00 Taxes: 1576.20

20140701-0057860

State of)
County of)

On this 30 day of June, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within-named Brandon R. Frankel and Lydia Frankel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 426,000.00.

Affiant

Sworn and subscribed before me on this the 30 day of June, 2014.

Notary Public

My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Seth Hyatt 316 52nd Avenue North Nashville, TN 37209	New Owner	Part of 91-15-158

Acnowledgment for Warranty Deed dated June 27, 2014

ACKNOWLEDGMENT

State of California

County of Los Angeles

On June 27, 2014 before me, Cheryl Noah,,

A Notary Public personally appeared Brandon R. Frankel and Lydia Frankel,_____

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHERYL NOAH
Commission # 2041005
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2017

Signature _____

(Seal)