WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055636 DEEDWARR
Recvd: 07/31/14 12:26 2 pgs
Fees:13.00 Taxes:888.00

20140731-0068379

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.** Karen Howard
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2014.

Notary Public

My commission expires: 11/6/17
(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 44

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DY Properties II, LLC a Tennessee limited liability company	**NEW OWNER**	**Lot 3: Map 072-10-0, Parcel 078.00**
P.O. Box 1283		**Lot 4: Map 072-10-0, Parcel 077.00**
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin T. Wilkinson and Kathryn V. Wilkinson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DY Properties II, LLC a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4, Block 2, on the Plan of Burchwood Place, of record in Book 547, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Kevin Wilkinson and Kathryn Wilkinson, husband and wife, by Deed from Jack Pitt and wife, Betty Pitt, dated February 17, 2011, of record in Instrument No. 20110222-0014129, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 547, Page 183, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easements for utility services and party walls for use in common with owners of attached and apurtenant improvements.

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as: **1030-1034 Burchwood 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 that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this **30th** day of **July, 2014.**

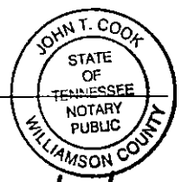
Kevin T. Wilkinson

Kathryn Vaughn Wilkinson
Kathryn V. Wilkinson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Kevin T. Wilkinson and Kathryn V. Wilkinson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2014.**



Notary Public

My Commission Expires: 2/13/17