WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3816

(AFFIX SEAL)

JONATHAN TRISTON JAMES — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON CO.

G-VRES-14-810

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Preston Properties of Nashville, LLC	Same	
(NAME)	(NAME)	**08306006200**
320 OLD HICKORY BLVD, APT 701	←	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221-1309		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JONATHAN E. BIVINS, UNMARRIED, AND WILLIAM W. BIVINS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PRESTON PROPERTIES OF NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 35, MAP OF ROY F. WILLIAMS SUBDIVISION OF THE HUNTER TRACT, as shown on plat of record in Plat Book 547, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jeffrey Mobley, Trustee to Jonathan E. Bivins and William W. Bivins, as joint tenants with right of survivorship as recorded on the 19th day of February, 2014 in Instrument No. 20140219-0014308; Quit Claim Deed from Jonathan E. Bivins, unmarried to Jonathan E. Bivins, unmarried, and William W. Bivins, unmarried as recorded on the 23rd day of July, 2008 in Instrument No. 20080723-0075537 and Warranty Deed from Eric H.Gunther, unmarried to Jonathan E. Bivins as recorded on the 2nd day of July, 2002 in Instrument No. 20020702-0079118, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat as recorded in Plat Book 547, Page(s) 13, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Setliff Place, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140066976 DEEDWARR
Recvd: 09/09/14 10:17 2 pgs
Fees:13.00 Taxes:610.50
20140909-0082398

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2014.

Jonathan E. Bivins

William W. Bivins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN E. BIVINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM W. BIVINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212