THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $ 323,500.00 John McMyn, authorized member Affiant Subscribed and sworn to before me, this the 7th day of January, 2015 Notary Public My Commission Expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
TYNE ENTERPRISES, LLC 1420 Donelson Pike, Ste. A18 Nashville, TN 37217	TYNE ENTERPRISES, LLC 1420 Donelson Pike #A18 Nashville TN 37217	160-00-0 071.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, EDWARD T. WALKER, JR., and wife, RUTH F. WALKER, by these presents do hereby sell and convey unto TYNE ENTERPRISES, LLC, a Tennessee Limited Liability Company, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 34 on the Plan of Brentwood Gardens, as of record in Book 1130, page 16, Register's Office for said county.

Said lot fronts 150 feet on the easterly side of Valley View Road and runs back 399.3 feet on the northerly line and 403.5 feet on the southerly line, to a dead line and measures 150 feet.

Being the same property conveyed to Edward T. Walker, Jr. and wife, Ruth F. Walker by deed from Clara M. Goodman, as of record at Book 4333, page 591, Register's Office for Davidson County, Tennessee.

This is improved property known as 5622 VALLEY VIEW ROAD, NASHVILLE, TENNESSEE 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever; and we do covenant with the

BILL GARRETT, Davidson County
Trans:T20150004702 DEEDWARR
Recvd: 01/20/15 14:02 2 pgs
Fees:13.00 Taxes:1196.95
20150120-0005537

said Grantee that we have lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except:

1) THIS property is subject to any and all other lawful easements, setback lines, restrictions, etc., of record and applying to the within described property, and to the zoning regulations of appropriate governmental body.

2) This property is also conveyed subject to real property taxes for the year 2015, a lien but not yet due or payable.

3) Restrictive Covenants at Book 4020, page 59, Register's Office for Davidson County, Tennessee.

4) All matters of the Plan of Brentwood Gardens Subdivision of record at Book 1130, page 16, Register's Office of Davidson County, Tennessee.

and we do further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands this 6th day of January, 2015.

Edward T. Walker Jr.
EDWARD T. WALKER, JR.

Ruth F. Walker
RUTH F. WALKER

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD T. WALKER, JR., and wife, RUTH F. WALKER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of January, 2015.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires AUG. 23, 2016