THIS INSTRUMENT PREPARED BY: Talbott Ottinger, Esq. McKenzie Laird, PLLC 3835 Cleghorn Ave., Suite 250 Nashville, TN 37215 Davidson County DEEDWARRSP Recvd: 02/24/15 10:54 4 pgs Fees:23.00 Taxes:2405.00 **20150224-0015735**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn before me this 23rd day of February, 2015. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
110 28th Avenue North, LLC Attn: John Leonard 4102 Colorado Ave. Nashville, TN 37209	New Owner	104-03-5.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY L. LYNN AND WIFE, BONNIE M. LYNN** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **110 28TH AVENUE NORTH, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land located in the City of Nashville, Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto.

This is improved property located at **110 28th Avenue North, Nashville, Tennessee 37203.**

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantors covenants with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it. Grantors further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

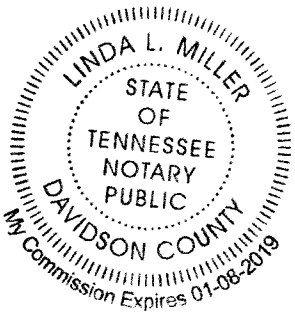
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantors have executed this instrument on February 23, 2015.

Bobby L. Lynn

Bonnie M. Lynn

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Bobby L. Lynn and wife, Bonnie M. Lynn, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee this 23rd day of February, 2015.

Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot 8, GEORGE SHIELD'S SUBDIVISION, as shown on plat of record in Plat Book 57, Page 51, 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 Deed to Create a Tenancy by the Entirety from Bobby L. Lynn to Bobby L. Lynn and wife, Bonnie M. Lynn, as tenants by the entirety as recorded on the 14th day of June, 2007 in Instrument No. 20070614-0071150 and Warranty Deed from Bernard C. Brooks to Bobby L. Lynn as recorded on the 8th day of December, 1995 in Deed Book 9883, Page 936, in the Register's Office of Davidson County, Tennessee.