PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57221
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brandyn L. Payne 233 Craighead Avenue Nashville, TN 37205	OAS Acquisition Company LLC 12140 Woodcrest Executive #150 St. Louis, MO 63141

TAX MAP PARCEL NUMBERS: 10413009100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$467,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott L. Holder and Suzanne R. Holder, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandyn L. Payne, a single person,** 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:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 23 Myrtlewood Subdivision of record in Book 4350, page 88, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott L. Holder and wife, Suzanne R. Holder by Warranty Deed from Gary D. Cavazos and wife, Tara E. Cavazos, dated October 30, 2009 and recorded on November 2, 2009 of record in Instrument No. 20091102-0101028, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4350, page 88, said Register's Office, which Plan shows a 30, foot minimum building setback line from Craighead Avenue and a 15 foot minimum setback line from Rolland Road, and a 10 foot easement for public utility and drainage purposes along the northerly and westerly line(s) of said lot.

This is improved property, known as 233 Craighead Avenue, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150013661 DEEDWARR
Recvd: 02/25/15 10:14 2 pgs
Fees:13.00 Taxes:1729.75
20150225-0016066

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.

WITNESS THE EXECUTION HEREOF this 23rd day of February, 2015.

Scott L. Holder

Suzanne R. Holder

State of Tennessee

County of Davidson

On this 23rd day of February, 2015, before me the undersigned authority, personally appeared Scott L. Holder and Suzanne R. Holder 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.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $467,500.00.

Affiant

Sworn and subscribed before me this 23rd day of February, 2015.

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY