THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20150014672 DEEDWARR Recvd: 02/27/15 15:48 2 pgs Fees:13.00 Taxes:1187.70 20150227-0017363	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $321,000.00 Affiant Subscribed and sworn to before me, this 26th day of February 2015. Notary Public My Commission Expires: _____ JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires [illegible]

WARRANTY DEED

Address New Owner: Daniel C. Burton Mark Allen Lynn 939 Battery Lane Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-09-0-160.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **939 BATTERY, LLC,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DANIEL C. BURTON, a married man, and MARK LYNN, AS TENANTS IN COMMON,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat Burton's Resubdivision of Portions of Lot 4, Plat of Oak Hill Subdivision No. 1, of record in Instrument No. 20051028-0130618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 939 BATTERY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILSON PRICE BURTON, JR. and wife, JOY KENT BURTON, of record in Instrument No. 20111222-0100207, dated December 20, 2011, said Register's Office.

This is improved property commonly known as: **939 Battery Lane, Nashville, TN 37220.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25 day of February, 2015.

939 BATTERY, LLC

By: _____
Larry Bironas, Personal Representative
Of the Estate of James Robert Bironas, Member

STATE OF KENTUCKY)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Larry Bironas, in the above-referenced capacity and on behalf of, **939 BATTERY, LLC**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Personal Representative Of the Estate of James Robert Bironas, Member, the within named bargainor(s), a Tennessee Limited Liability Company, and that such person executed the within instrument for the purpose therein contained, by signing the name of the Company by such person as Member.

Witness my hand and official seal at office this 25 day of February, 2015.

_____
Notary Public
My Commission Expires: _____