{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Alan B. Minchew	{New Owner	}08301029000 }
{1163 Cross Creek Drive	{	} }
{Franklin, TN 37067	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, March Egerton (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Alan B. Minchew, a married person (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, MINOR SUBDIVISION PLAT REVISION 1 OF LOT 5, PLAN OF YOUNG WILHOIT'S SUBDIVISION, as shown on plat of record in Instrument No. 20121220-0117182, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed Upside, LLC, a Tennessee limited liability company by Quitclaim Deed from Eckhardt Exchange Corporation as Qualified Intermediary for March Egerton as recorded on the 5th day of October, 2012 in Instrument No. 20121005-0091620; Scrivener's Affidavit as recorded on the 21st day of November, 2012 recorded at Instrument No. 20121121-0107393; General Warranty Deed from R. D. Stein to Eckhardt Exchange Corporation as Qualified Intermediary for March Egerton, as recorded on the 18th day of September, 2012 in Instrument No. 20120918-0084883; Deed of Correction as recorded on the 7th day of February, 2013 in Instrument No. 20130207-0012950 and Scrivener's Affidavit as recorded on the 21st day of November, 2012 recorded at Instrument No. 20121121-0107392, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to March Egerton by Quitclaim Deed from Upside LLC, a Tennessee limited liability company of record in Instrument Number 20150505004107 7, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 1113 Greenwood Avenue, Nashville, Tennessee 37206.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plan of record in Instrument Number 20121220-0117182, said Register's Office for Davidson County, Tennessee.
3. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

BILL GARRETT, Davidson County
Trans:T20150034671 DEEDWARR
Recvd: 05/05/15 15:39 2 pgs
Fees:13.00 Taxes:925.00

20150505-0041078

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $250,000.00.
(
(
(Subscribed and sworn to before me
(this 1st day of May, 2015.
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 1st day of May, 2015.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared March Egerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of May, 2015.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY