This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
JONES HAWKINS & FARMER PLC
150 FOURTH AVENUE NORTH, SUITE 1820
NASHVILLE, TN 37219

BILL GARRETT, Davidson County
Trans: T20150063544 DEEDWARR
Recvd: 08/03/15 11:22 2 pgs
Fees: 13.00 Taxes: 573.50
20150803-0076332

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Robert K. Butler **Michael R. Zeller** **3004 Ambrose Avenue** **Nashville, TN 37207**	**Same**	**072-05-0-043.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **3-D-R Investments, a Tennessee general partnership** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Robert K. Butler** and **Michael R. Zeller** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, BEING Lot No. 11, on the Plan of Rothwood Subdivision, Section One, of record in Plat Book 1424, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to 3-D-R INVESTMENTS, A PARTNERSHIP, by deed from JOHN WARNER LEWIS, UNMARRIED, of record as Instrument No. 20000801-0075615, dated July 31, 2000, said Register's Office.

This is improved property commonly known as: **3004 Ambrose Avenue, Nashville, Tennessee 37207.**

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 and including, but not limited to: (a) property taxes for 2015 and subsequent years, and (b) all matters shown on the Plan of record in Book 1424, page 134, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantees that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has

good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind itself and its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 30th day of July, 2015.

3-D-R Investments, a Tennessee general partnership

By: _____
Richard C. Dorris, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard C. Dorris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of **3-D-R Investments**, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, this 30 day of July, 2015.

TERRI D. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 10, 2019

Terri D. Jackson
Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer of this property, whichever is greater is $155,000.00.

_____
Affiant

Sworn to and subscribed before me
on this 31st day of July, 2015.

_____
Notary Public
My Commission Expires: MAR. 7, 2017

JENNIFER HOGG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 7, 2017