BILL GARRETT, Davidson County
Trans:T20150071382 DEEDWARR
Recvd: 08/24/15 11:21 3 pgs
Fees:18.00 Taxes:1332.00
20150824-0085127

FROM: Towery Properties, LLC

TO: David M. Tudor and Beth Ball Tudor

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
David M. Tudor 711 Kendall Drive Nashville, TN 37219	(Same)	Map 118-1 Parcel 89

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 21ST day of AUGUST, 2015.

JUDY R. MONTAGUE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Judy R. Montague
Notary Public
My Comm. Expires: July 3, 2017

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Towery Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto David M. Tudor and wife, Beth Ball Tudor, hereinafter collectively called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 84 on the plan of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Towery Properties, LLC, a Tennessee limited liability company, by deed from Justin Rogers and Renee Leymon, joint tenants with full rights of survivorship, of record as Instrument No. 20131121-0120198, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2015 and subsequent years, which have been prorated.

2. Any easements, restrictions, plats, or matters of record.

3. All matters that would be disclosed by an inspection and accurate survey of the above described property.

This is improved property known as 1502 Kirkwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19 day of August, 2015.

TOWERY PROPERTIES, LLC, a Tennessee limited liability company

By: Towery Holdings, LLC, a Tennessee limited liability company, its sole member

By: _____
Name: W. McClain Towery
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. McClain Towery, 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 Manager of Towery Holdings, LLC, a Tennessee limited liability company, the sole member of Towery Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of Towery Holdings, LLC, the sole member of Towery Properties, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of August, 2015.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.