(1) GSPM Box 44

WARRANTY DEED

2015-394

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of January, 2016.

(Affix Seal)
My Commission Expires:

Notary Public
Of
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
DY Properties II, LLC, a Tennessee limited liability company P. O. Box 1283 Antioch, TN 37013	SAME	071.10-0-092.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leslie M. Bowden and wife, Earline Bowden**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **DY Properties II, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 129 Fern Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract I
Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Weakley and Dodd's Subdivision of Lot 17 of the Brooklyn Plan of Lots, as of record in Book 57, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the north side of Fern Avenue (formerly Highview Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leslie M. Bowden and wife, Earline Bowden by deed dated May 4, 1981, from T. C. Jones and wife, Kathleen Jones, of record in Book 5741, page 642, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Weakley & Dodd's Subdivision, as of record in Book 57, page 126, Register's Office for Davidson County, Tennessee.
Said Lot No. 35 fronts 50 feet on the north side of Highview Avenue (now Fern Street), and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leslie M. Bowden by deed from T. C. Jones and wife, Kathleen Jones, of record in Book 7150, page 628, Register's Office for Davidson County, Tennessee. Leslie M. Bowden having conveyed a one-half interest in subject property to Earline Bowden, of record in Book 7267, page 792, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( ) improved property know as 129 Fern Avenue, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20160008451 DEEDWARR
Recvd: 02/01/16 12:44 2 pgs
Fees:13.00 Taxes:666.00
20160201-0009517

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 29th day of January, 2016

Leslie M. Bowden

Earline Bowden

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Leslie M. Bowden and Earline Bowden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 29th day of January, 2016.

Notary Public
My Commission Expires: 6-30-2019

