{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{DANIEL HELLER	{New Owner	}072.07-0-293.00 }
{P.O. Box 60865	{	}
{Nashville, TN 37206	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205. Prepared from infoı
{furnished by the parties hereto without the benefit of a title examination.

BILL GARRETT, Davidson County
Trans:T20160011299 DEEDWARR
Recvd: 02/10/16 11:43 2 pgs
Fees:13.00 Taxes:1110.00
20160210-0012892

WARRANTY DEED

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 Daniel Heller (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:

Situate in the nineteenth (19th) civil District of Davidson County, Tennessee, and being more particularly described as follows:

Lot 9 of the Waters Placed Subdivision as shown by a map of record in Book 332, pages 136 and 137, in the Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to Daniel Heller and March Egerton by Quitclaim Deed from McGavock Pike Partners, LLC of record in Instrument Number 20160210-0012891, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1400 McGavock Pike, Nashville, Tennessee 37216.

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 Book 332, pages 136 and 137, 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 Grantee herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $300,000.00.
(
(
(Subscribed and sworn to before me
(this 9th day of February, 2016.
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 9th day of February, 2016.

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 9th day of February, 2016.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY