THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33019-05-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $765,330.00. Affiant Subscribed and sworn to before me this 3rd day of June, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: William Ryan Walker, Sara Jo Walker 2031A Castleman Drive Nashville, TN 37215	**Send Tax Bills To:** Farmington Mortgage, a Divison of Capstar Bank 2002 Richard JOnes Rd Ste 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 130 06 0 055 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **YMZ Partners, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Ryan Walker and Sara Jo Walker, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 2031A Castleman Drive, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 06/06/16 15:37 4 pgs
Fees:23.00 Taxes:2831.72
20160606-0057008

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of June, 2016.

YMZ Partners, LLC, a Tennessee limited liability company
BY: _____
Jeffrey A. Zeitlin, Chief Manager

STATE OF TENNESSEE COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Jeffrey A. Zeitlin, 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 Chief Manager of YMZ Partners, LLC, a Tennessee limited liability company and as such Chief Manager executed the foregoing instrument for the purpose therein contained, [by signing the name of the company as its Chief Manager.

WITNESS my hand and seal, this 3rd day of June, 2016.

_____
Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Being land in Davidson County, Tennessee, being Lot 8, as shown on the Plat of Lot 8 & 9 Overton Hills Subdivision of record in Instrument No. 20160602-0055762, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being part of the same property conveyed to YMZ Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Jeff Zeitlin as recorded on the 10th day of November, 2014 in Instrument No. 20141110-0103510.

This conveyance is made subject to:

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 130 06 0 055 00.
3. All matters appearing on the Plan of record as Instrument No. 20041130-0142164, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY