(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-VRES-16-4711-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Open Door Properties LLC		
(NAME) 4301 Hillsboro Pike, Suite 101 ~~4711 Wyoming Avenue~~	(NAME) New Owner	**103-3-301.00**
(ADDRESS) **Nashville, TN ~~37209~~** 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DONNA FORSYTHE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OPEN DOOR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6, Block 5, Sylvan Park Subdivision, of record in Plat Book 332, Page 104, Register's Office for said County, to which reference is hereby made for a more complete descrption.

Being the same property conveyed to Donna L. Forsythe by Quitclaim Deed from Sylvan Park Condominium Homeowners' Association recorded May 20, 2011 in Instrument Number 20110520-0038713, being the same property conveyed to Donna L. Forsythe by Quitclaim Deed from Donna L. Forsythe recorded May 20, 2011 in Instrument Number 20110520-0038712; and being the same property conveyed to Donna L. Forsythe, an unmarried person, by Warranty Deed from Franklin Gerald Banks, an unmarried man, recorded December 3, 2003 in Instrument Number 20031203-0173850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.
- Subject to any and all restrictions of record.
- 2016 Taxes for Davidson County, TN.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4711 Wyoming Avenue, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20160059272 DEEDWARR
Recvd: 07/12/16 09:19 2 pgs
Fees:13.00 Taxes:1794.50
20160712-0071094

Witness my/our hand(s) this the 8th DAY OF JULY, 2016.

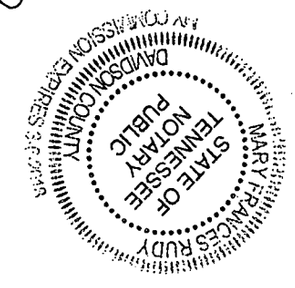
Donna Forsythe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA FORSYTHE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212