THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $140,000.00. Affiant Subscribed and sworn to before me, this the 18th day of July, 2016. Notary Public My Commission Expires:

CHARLOTTE E. HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

BILL GARRETT, Davidson County
Trans: T20160062026 DEEDWARR
Recvd: 07/19/16 13:05 2 pgs
Fees: 13.00 Taxes: 518.00
20160719-0074227

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
TMT Development, LLC 8445 Morningside Drive Brooksville, FL 34601	TMT Development, LLC 8445 Morningside Drive Brooksville, FL 34601	Map/ Parcel 070-02-0-026.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **George Edwards**, by these presents does hereby sell and convey unto **TMT Development, LLC**, a Tennessee Limited Liability Company, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being parts Lot Numbers 12 and 13 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, more particularly described as follows:

Beginning at the Easterly margin of the new highway on the Southern line of said Lot No. 12; thence South 89 degrees East 431 feet, more or less, to an elm in the Southerly line of said Lot No. 13; thence North 55 1/2 degrees East 150 feet, more or less, to a point in the Southeasterly line of said Lot No. 13; thence South 90 degrees West and parallel with and 100 feet Northerly from the Southern lines of said Lots Numbers 12 and 13; 535 feet more or less, to a point in the Easterly margin of said highway, thence South 22.5 degrees West, with the Easterly margin of said highway. 130 feet more or less in the beginning

THIS property is subject to any and all other lawful easements, setback lines, restrictions, etc., of record and applying to the within described property, and to the zoning regulations of appropriate governmental body.

This property is also conveyed subject to real property taxes for the year 2016, lien but not yet due or payable.

Being the same property conveyed to George Edwards by deed from Urban Financial Group, Inc., f/k/a/ Urban Financial of America, LLC being of record at Instrument No. 20140321-00023565, Register's Office of Davidson County, Tennessee

This is improved property known as 2812 Buena Vista Pike, Nashville, Tennessee 37218.

This property has never been used as my personal residence.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever and I do further covenant and bind myself, my 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 whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of July, 2016..

George Edwards

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2016.

Charlotte E Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017