NEW OWNER:

4228 Wallace LLC
c/o Nathan Lyons Member
4025 Wallace Lane
Nashville, TN 37215-2307

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0771

SEND TAX BILLS TO:

New Owner

Map 130, Group 04-0, Parcel 097.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160081927 DEEDWARR
Recvd: 09/19/16 12:53 2 pgs
Fees:13.00 Taxes:2220.00
20160919-0098268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Thousand and 00/100 Dollars ($600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KEITH MICHAEL LUNDIN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **4228 WALLACE LLC, A TENNESSEE LIMITED LIABILITY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 35 on the plan of Sneed Estates, of record in Book 2133, Page 10 and 11, Register's Office for said County.

SAID Lot No. 35 fronts 133 feet on the easterly margin of Wallace Lane and extends back 303.2 feet on the northerly line and 302.1 feet on the southerly line to a line in the rear on which it measures 133 feet thereon.

BEING the same property conveyed to Keith Michael Lundin, by Quitclaim Deed from Kathleen Anne Ayres, dated April 23, 2013, and of record in Instrument No. 20130524-0053084, Register's Office for Davidson County, Tennessee. [Value of consideration as shown in aforementioned Deed: $0.00] Also see Scrivener's Affidavits of record in Instrument Nos. 20130813-0084581 and 20130807-0083000, Register's Office for Davidson County, Tennessee, Divorce Decree of record in Docket 12D-385, Circuit Court for Davidson County, Tennessee, and Deed Creating Tenancy By the Entirety in Instrument No. 20041214-0148698, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Keith M. Lundin, unmarried, by Warranty Deed, from James I. Warren, Jr., and wife, Marjorie L. Warren, dated May 5, 1989, and of record in Book 7839, Page 186, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4228 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12 day of **September, 2016.**

Keith Michael Lundin

KEITH MICHAEL LUNDIN

STATE OF PA

COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KEITH MICHAEL LUNDIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12TH day of **September, 2016.**

Kathleen M. Orr

NOTARY PUBLIC FOR KEITH MICHAEL LUNDIN ONLY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHLEEN M. ORR, Notary Public
Bethel Park Boro., Allegheny County
My Commission Expires November 20, 2018

My commission expires: 20 NOV. 2018

****

The actual consideration or value, whichever is greater, for this transfer is $ **600,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14TH day of **September, 2016.**

NOTARY PUBLIC

VIRGINIA M. BOLES
STATE
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 10, 2018

My commission expires: