WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,282.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-17-4201

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)
Michael R. Zeller	New Owner	
(NAME)	(NAME)	
4201 Glynda Drive	P.O. BOX 160705	**061-06-0-139.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE, TN 37216	
(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, **PROFILE & PRINCIPLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL R. ZELLER, UNMARRIED,** 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 on the Plan of Allison Heights of record in Plat Book 2330, Page 142, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 70 feet on the West side of Glynda Drive, and runs back 184 feet on the North line, and 187 feet on the South line, to the east right-of-way line of the Louisville & Nashville Railroad, as shown on said plat, on which it measures 112.3 feet.

Being the same property conveyed to Profile & Principle, LLC, a Tennessee limited liability company by Warranty deed from Terry Toma Lashley, Executor of the Estate of Frances Christine Lashley of record in Instrument No. 20161121-0122434 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2330, Page 142, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 739, Page 584 and Book 2743, Page 63, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement for Louisville & Nashville Railroad of record in Book 564, Page 206, in the Register's Office for Davidson County, Tennessee.
- Easement Deed to U.S. Sprint Communications Company of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Possible right of Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4201 Glynda Drive, Nashville, Tennessee 37216**.

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:T20170013736 DEEDWARR
Recvd: 02/15/17 10:52 2 pgs
Fees:13.00 Taxes:855.74
20170215-0015604

Witness my/our hand(s) this the 9th DAY OF FEBRUARY, 2017.

Profile & Principle, LLC, a Tennessee limited liability company

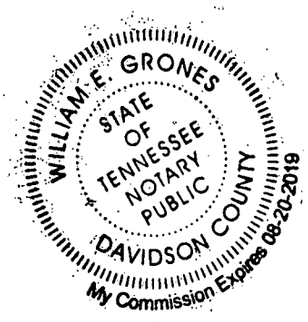
BY: _____
Robert K. Butler
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT K. BUTLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PROFILE & PRINCIPLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of February, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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