File No. 260201461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: Exp. March 21, 2008

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/13/06 13:28 2 pgs
Fees:13.00 Taxes:1295.00
20060313-0028677

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DC Partners, LLC	DC PARTNERS, LLC	072-07-0 132.00(Tract 1)
(NAME) PO BOX 1542	(NAME) PO BOX 1542	072-07-0-131.00(Tract 2)
(ADDRESS) BRENTWOOD, TN 37024	(ADDRESS) BRENTWOOD, TN 37024	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Rita G. Cathey, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO DC Partners, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1: Land in Davidson County, Tennessee and being Lot No. 9 of Block "A" on the Map of R.M. Dudley's Subdivision of a 30 acre tract of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee and, described according to a copy of a survey thereof made November 26, 1946, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at the northwest intersection of Riverside Boulevard and Williams Ferry Road; thence with the margin of Riverside Boulevard, northerly 50 feet to a point; thence westerly 300 feet to a stake in the easterly line of an alley; thence with the line of said alley, southerly 80.7 feet to a stake in the north margin of Williams Ferry Road; thence with the margin of the same, easterly 340 feet to the point of beginning.

INCLUDED in the foregoing description BUT EXPRESSLY EXCLUDEDFROM THIS CONVEYANCE is that certain portion of the said Lot No. 9 conveyed by Zella Gregory to Mary O. Howell by Deed dated December 17, 1949 of record in Book 1782, Page 223, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

Land in Davidson County, Tennessee, being the west part of Lot No. 9 on the Map of R. M. Dudley's Subdivision of Blocks "A" & "B" in the Subdivision of a 30-acre tract, of record in Book 974, Page 8, Register's Office for said County, said 30-acre Tract being of record in Book 421, Page 122, said Register's Office, described as follows:

Said part of said Lot fronts 125 feet on the northerly side of McGavock Pike, and runs back between lines, 73.5 feet on the east line and 80.7 feet, more or less, on the west line, along the east margin of an alley, to the south line of Lot No. 2-A, measuring 120 feet thereon.

Being the same property conveyed to Rita G. Cathey by Deed from Zella J. Gregory, dated September 29, 1978, of record in Book 6474, page 358, Register's Office, Davidson County, Tennessee.

Tract No. 2: Land in Davidson County, Tennessee, and being part of Lot No. 2-A on the Map of R. M. Dudley's Subdivision of Block A and B in the Subdivision of a 30 acre tract, as of record in Book 974, Page 8, Register's Office for said County.

Beginning at a point in the westerly margin of Riverside Boulevard 50 feet northerly from the northerly margin of Williams Ferry Road, said beginning point being the common corner of Lots 9 and 2-A of said plan, and running thence northerly along the westerly margin of Riverside Boulevard 50 feet to the corner of Lot 2-A and Lot 3 on said plan: thence westerly with the line between said two Lots 290 feet, more or less, to a point that would be in the westerly margin of an alley back of Lots 9, 1 and 2, if extended: thence in a southerly direction 80 feet, more or less, to the northwest corner of said alley: thence in an easterly direction along the dividing line between Lots Nos. 9 and 2-A, 315 feet to the point of beginning.

Being the same property conveyed to Rita Cathey by deed from Zella Gregory, as to her one-half interest, dated September 29, 1978, of record in Book 6474, page 361, Register's Office, Davidson County, Tennessee.

Rita Cathey, Rita G. Cathey and Rita Anne Cathey, being one and the same person.

2006 Davidson County taxes are not yet due and payable.

Subject to any and all matters of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2300, 2302 Riverside Dr., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 8th day of March, 2006.

Rita G. Cathey

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 Rita G. Cathey the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of March, 2006.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

File Number: 260201461

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122