WARRANTY DEED

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 256 Seaboard Lane, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry David Lyons	WR Starkey Mortgage, LLP	104-4E-212.00C
(NAME)	(NAME)	
1101 18th Avenue, South, Unit 212	5055 W. Park Blvd., Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Plano, Texas 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry David Lyons, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 212, 1101 EIGHTEENTH AVENUE, SOUTH, AS SHOWN IN MASTER DEED RECORDED AT INSTRUMENT NO. 20060807-0096688, RERECORDED AT INSTRUMENT NO. 20060817-0101760, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO 1101 EIGHTEENTH PARTNERS, LLC, BY WARRANTY DEED FROM BOBBY W. HURT AND WIFE, PAMILA A. HURT, RECORDED ON THE 22ND DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050922-0113802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARKING SPACE NUMBER 25 IS INCLUDED AS AN APPURTENANCE TO THIS UNIT. THIS APPURTENANCE IS DEEDED WITH THE UNIT AND IS NOT TRANSFERABLE IN ANY FASHION EXCEPT WITH A TRANSFER OF THE UNIT.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BILL GARRETT, Davidson County
Trans:T20100012659 DEEDWARR
Recvd: 03/03/10 13:52 2 pgs
Fees:13.00 Taxes:999.00

20100303-0016352

Unimproved ☐

This is improved ☒ property, known as 1101 18th Avenue, South, Unit 212, Nashville, Tennessee 37212

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 26th day of February, 2010.

1101 Eighteenth Partners, LLC by
Martin H. Heflin, Managing Member

NOTARY AFFIDAVIT

State of TN, County of Davidson }SS:

On February 26, 2010 before me, the Undersigned, a Notary Public in and for said state, personally appeared

MARTIN H. HEFLIN, MANAGING MEMBER OF 1101 EIGHTEENTH PARTNERS, LLC

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

Printed name: Andrew P. Grisham

My commission expires: 5-14-12

(seal)

ANDREW P. GRISHAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN