BILL GARRETT, Davidson County
Trans: T20110031918 DEEDWARR
Recvd: 05/31/11 08:49 2 pgs
Fees: 13.00 Taxes: 1872.20

20110531-0041018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $506,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2011.

Notary Public

My commission expires:

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth V. Gregory, Trustee	**New Owner**	**Map\Parcel: 104-12-0-160.00**
P.O. Box 340020		
Nashville, Tennessee 37203		

FOR AND IN 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 ACKNOWLEDGE, WE,

2013 19th Partners , a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Gregory, Trustee of the 19th Avenue Trust

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the Northerly one-half of Lot No. 30 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 56 and Book 332, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said part of lot number 30 fronts 50 feet on the westerly side of 19th Avenue South and runs back between parallel lines, 189 feet to an alley.

Being the same property conveyed to 2013 19th Partners, a Tennessee general partnership, by Warranty Deed, from Mary Wayne Hammond Mader, of record in Instrument No. 20090930-0090742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 56 and Book 332, page 117, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2013 19th Avenue South, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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/our hand(s) this 18 day of May, 2011.

2013 19th Partners, a Tennessee General Partnership

X _____
Jared Danford

X _____
John Holland

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jared Danford, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of 2013 19th Partners, a Tennessee General Partnership, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 18 day of May, 2011.

My Commission Expires: 2-19-13

_____
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, John Holland, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of 2013 19th Partners, a Tennessee General Partnership, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 18 day of May, 2011.

My Commission Expires: 2-19-13

_____
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **110310SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027