Davidson County DEEDWARRSP
Recvd: 04/02/12 14:57 5 pgs
Fees:28.00 Taxes:962.00
20120402-0027791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Brian Mitchell
Affiant

SPECIAL WARRANTY DEED

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

L-RB-12-0000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M & J Partnership	M & J Partnership	81-11-15.00 92-6-703.00
(NAME)	(NAME)	81-3-117.00 81-03-18.00
1019 Millwood Lane	1019 Millwood Lane	81-03-0D-0002.00 CO
(ADDRESS)	(ADDRESS)	50-10-128.00 092-02B-001.00CO
Ashland City, TN 37015	Ashland City, TN 37015	092-02B-002.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **REPUBLIC BANK & TRUST COMPANY, A KENTUCKY BANKING CORPORATION, SUCCESSOR IN INTEREST TO TENNESSEE COMMERCE BANK,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **M & J PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee, its heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1735 22ND AVENUE NORTH, NASHVILLE, TN 37208
MAP AND PARCEL: 81-11-15.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 325, J.M., T.J. AND G.W. HARDING'S PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 80, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT FRONTS 50 FEET ON THE WESTERLY SIDE OF 22ND AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 157 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN AS SUBSTITUTE TRUSTEE, RECORDED ON THE 26TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111026-0083394, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2201 18TH AVENUE NORTH, UNITS A & B, NASHVILLE, TN 37208
MAP AND PARCEL: 81-03-18.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF BUENA VISTA HEIGHTS ADDITION, OF RECORD IN PLAT BOOK 161, PAGE 19, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN, AS SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20111026-0083394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 21, 2011.

TRACT 3:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2203 B 18TH AVENUE NORTH, NASHVILLE, TN 37208
MAP AND PARCEL: 81-03D-002.00CO

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF 2203 18TH AVENUE NORTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20070910-0108322, REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF 2203 18TH AVENUE NORTH TOWNHOMES SHOWN AS ATTACHMENT EXHIBIT "A" TO SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN, AS SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20111026-0083394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 21, 2011.

TRACT 4:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2612 MEHARRY BLVD., UNIT A, NASHVILLE, TN 37208
MAP AND PARCEL: 092-02B-001.00CO

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN OF 2612 MEHARRY BLVD. TOWNHOMES, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20070917-0110900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF 2612 MEHARRY BLVD. TOWNHOMES SHOWN ATTACHMENT EXHIBIT "A" TO SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN, AS SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20111026-0083394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 21, 2011.

TRACT 5:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2612 MEHARRY BLVD., UNIT B, NASHVILLE, TN 37208
MAP AND PARCEL: 092-02B-002.00CO

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF 2612 MEHARRY BLVD. TOWNHOMES, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20070917-0110900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF 2612 MEHARRY BLVD. TOWNHOMES SHOWN ATTACHMENT EXHIBIT "A" TO SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN, AS SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20111026-0083394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 21, 2011.

TRACT 6:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2804 BATAVIA STREET, NASHVILLE, TN 37209
MAP AND PARCEL: 92-6-703.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, ADAM YOUNG SUBDIVISION OF THE CLARE HADLEY PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 81, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN AS SUBSTITUTE TRUSTEE, RECORDED ON THE 26TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111026-0083394, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 7:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 304 AND 306 HAWK VIEW COURT, NASHVILLE, TN 37207
MAP AND PARCEL: 50-10-128.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 37, VILLAGE BY THE CREEK, SECTION THREE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 785, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN AS SUBSTITUTE TRUSTEE, RECORDED ON THE 26TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111026-0083396, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

TRACT 8:
THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2125 14TH AVENUE NORTH, UNITS A AND B, NASHVILLE, TN 37208
MAP AND PARCEL: 81-3-117

BEING LOT NO. 26 IN THE SUBDIVISION OF LOTS NOS. 21 AND 30 OF THE BUENA VISTA PLAN OF LOTS WHICH PLAN IS OF RECORD IN BOOK 57, PAGES 26 AND 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 26 FRONTS 50 FEET ON THE WEST SIDE OF NANCE STREET AND RUNS BACK BETWEEN PARALLEL LINES 148 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO TENNESSEE COMMERCE BANK BY SUBSTITUTE TRUSTEE'S DEED FROM R. GARRY CHAFFIN AS SUBSTITUTE TRUSTEE, RECORDED ON THE 26TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111026-0083395, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

TRACT 1:
All matters appearing on the Plan of record in Plat Book 21, page 180, Register's Office for Davidson County, Tennessee.

TRACT 2:
All matters appearing on the Plan of record in Plat Book 161, page 19, Register's Office for Davidson County, Tennessee.

TRACT 3:
All matters appearing on the Plan of record in Plat Book 161, page 19, Register's Office for Davidson County, Tennessee.

Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for 2203 18th Avenue North Townhomes, recorded in Instrument No. 20070910-0108332, in the Register's Office of Davidson County, Tennessee.

TRACT 4:
All matters appearing on the Plan of record in Plat Book 57, page 89, Register's Office for Davidson County, Tennessee.

Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for 2612 Meharry Blvd. Townhomes, recorded in Instrument No. 20070917-0110900, in the Register's Office of Davidson County, Tennessee.

TRACT 5:
All matters appearing on the Plan of record in Plat Book 57, page 89, Register's Office for Davidson County, Tennessee.

Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for 2612 Meharry Blvd. Townhomes, recorded in Instrument No. 20070917-0110900, in the Register's Office of Davidson County, Tennessee.

TRACT 6:
All matters appearing on the Plan of record in Plat Book 57, page 81, Register's Office for Davidson County, Tennessee.

Application to split parcels recorded in Instrument No. 20060119-0007178, Register's Office for Davidson County, Tennessee.

TRACT 7:
All matters appearing on the Plan of record in Plat Book 5200, page 785, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 6291, page 414, Register's Office for Davidson County, Tennessee.

TRACT 8:
All matters appearing on the Plan of record in Plat Book 57, pages 26 and 27, Register's Office for Davidson County, Tennessee.

AS TO ALL TRACTS:
2012 County property taxes have been prorated and are assumed by the Grantee.

All other easements and restrictions of record in said Register's Office.

Rights of parties in possession.

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, its heirs and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 30th day of March, 2012.

Republic Bank & Trust Company

BY: Robert Cline

Robert Cline, Vice President

STATE OF Tennessee
COUNTY OF Davidson

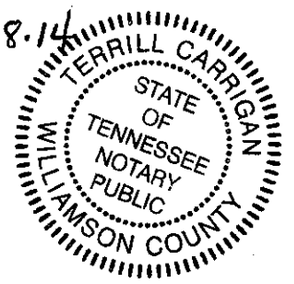
On this the 30th day of March, 2012, before me personally appeared Robert Cline, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Republic Bank & Trust Company, a Kentucky banking corporation, successor in interest to Tennessee Commerce Bank, the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of March 2012.

Terrill Carrigan

Notary Public

My Commission Expires: 02.18.14



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

