WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130007695 DEEDWARR
Recvd: 01/29/13 10:03 2 pgs
Fees: 13.00 Taxes: 999.00

20130129-0009104

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 25 day of January 2013.

Notary Public

My Commission Expires: 7-13-13

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgehill Partners, LLC	Same	093.13-0-340.00
(NAME)	(NAME)	
211 Radnor Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, Ronald L. Keith, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edgehill Partners, LLC, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, being the westerly part of Lot No. 49 on the Map at Sigler's Addition to Nashville, of record in Plat Book 1, page 4, of the Chancery Court at Nashville, and also of record in Plat Book 21, page 118, of the Register's Office for said County.

Said part of said lot fronts 90 feet on the south side of Hawkins Street and runs back between parallel lines 205 feet to an alley.

Being the same property described in a conveyance from Estelle F. Walker, unmarried to Ronald L. Keith, unmarried, by Warranty Deed dated July 31, 1995 and recorded August 2, 1995 in Book 9748, page 979, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to Plan as recorded in Chancery Plan Book 1, page 4, Register's Office, Davidson County, Tennessee.

This is improved property known as: 1411 Hawkins Street, Nashville, Tennessee 37203.

CLR

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 25 day of January, 2013.

Ronald L. Keith

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 Ronald L. Keith, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 25 day of January, 2013.

Dellana Lowhorn State of Tennessee Notary Public Davidson County

Notary Public

My Commission Expires: 7-13-2013