WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$10,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of April, 2013

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Threshold Property, LLC	New Owner	09401019400
1511 Russell St. Nashville, TN 37206		

Davidson County DEEDWARR
Recvd: 04/05/13 13:42 6 pgs
Fees:33.00 Taxes:37.00
20130405-0033879

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victoria Dawn Parker, Deborah Lynn Cunningham, Rebecca Susan Lanzisera, Becky Joyce Craighead Sexton, Bonne Jean Craighead Williamson, Janet L. Craighead Olin, Heather Crabtree Breese, Kevin Crabtree, Katy Smith and Ben Smith**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Threshold Property, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, Page 70, Register's Office for said County.

Said Lot 171 fronts 50 feet on the westerly side of South 13th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Maggie Lee Craighead, widow, from Tommy R. Warren and wife, Lois C. Warren by Warranty Deed on November 6, 1948, of record in Book 1645, Page 151, Register's Office for Davidson County, Tennessee. Said Maggie Lee Craighead having since died intestate and her heirs at law having been described in an Affidavit of Heirship of record in Instrument Number 20130405-0033869 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien but not yet due and payable
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
- Letter from Metropolitan Government of Nashville and Davidson County Condemning the Property described as 722 South 13th Street Nashville, Tennessee, of record in Instrument Number 20120314-0021873, Register's Office for Davidson County, Tennessee.

This is improved property known as: **722 South 13th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 2, 2013.

Victoria Dawn Parker

Victoria Dawn Parker

Deborah Lynn Cunningham by Victoria Dawn Parker as Atty in Fact

Deborah Lynn Cunningham by Victoria Dawn Parker as Attorney in Fact

Rebecca Susan Lanzisera by Victoria Dawn Parker as Atty in Fact

Rebecca Susan Lanzisera by Victoria Dawn Parker as Attorney in Fact

Becky Joyce Craighead Sexton by Victoria Dawn Parker as atty in fact

Becky Joyce Craighead Sexton by Victoria Dawn Parker as Attorney in Fact

Bonnie Jean Craighead Williamson by Victoria Dawn Parker as Atty in Fact

Bonnie Jean Craighead Williamson by Victoria Dawn Parker as Attorney in Fact

Janet L. Craighead Olin by Victoria Dawn Parker as Atty in Fact

Janet L. Craighead Olin by Victoria Dawn Parker as Attorney in Fact

Heather Crabtree Breese by Victoria Dawn Parker atty in fact

Heather Crabtree Breese by Victoria Dawn Parker as Attorney in Fact

Kevin Crabtree by Victoria Dawn Parker as Attorney in Fact

Kevin Crabtree by Victoria Dawn Parker as Attorney in Fact

Katy Smith by Victoria Dawn Parker as Atty in Fact

Katy Smith by Victoria Dawn Parker as Attorney in Fact

Ben Smith by Victoria Dawn Parker as Atty in Fact

Ben Smith by Victoria Dawn Parker as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victoria Dawn Parker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 2, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for DEBORAH LYNN CUNNINGHAM, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name DEBORAH LYNN CUNNINGHAM, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for REBECCA SUSAN LANZISERA, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name REBECCA SUSAN LANZISERA, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for BECKY JOYCE CRAIGHEAD SEXTON, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name BECKY JOYCE CRAIGHEAD SEXTON, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for BONNIE JEAN CRAIGHEAD WILLIAMSON, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name BONNIE JEAN CRAIGHEAD WILLIAMSON, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for JANET L. CRAIGHEAD OLIN, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name JANET L. CRAIGHEAD OLIN, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for HEATHER CRABTREE BREESE, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name HEATHER CRABTREE BREESE, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for KEVIN CRABTREE, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name KEVIN CRABTREE, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for KATY SMITH, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name KATY SMITH, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared VICTORIA DAWN PARKER, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for BEN SMITH, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name BEN SMITH, the bargainor(s), by the said VICTORIA DAWN PARKER, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of April 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY