BILL GARRETT, Davidson County
Trans:T20130032968 DEEDWARR
Recvd: 04/22/13 16:17 4 pgs
Fees:23.00 Taxes:1665.00
20130422-0039979

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1009

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Oak Tree Partners, LLC 335 West Main St Ste M Gallatin Tn 37066	New Owner	082-12-0-273.00 082-12-0-274.00 082-12-0-275.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2013.

Notary Public

My Commission Expires: 9/29/17
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **949 Main, LLC., a Tennessee limited liability company, ("Grantor")**, has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Oak Tree Partners, LLC, a Tennessee limited liability company, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A"

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all matters shown on the plat of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, (3) City Ordinance No. 61-212 Office of the City Clerk of Nashville, Davidson County, Tennessee (4) all applicable zoning

ordinances, (5) utility, sewer, drainage and other easements of record, (6) all Subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (7) building restrictions, and (8) other matters of public record.

This is improved property located at: **949 Main Street, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the 5th day of April, 2013.

949 MAIN, LLC.,
a Tennessee limited liability company

By: Anthony Cherry (manager)
Anthony W. Cherry, Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Anthony W. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 949 Main, LLC., the within named bargainor, a limited liability company, and that he as such Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager.

Witness my hand and Official Seal this the 5th day of April, 2013.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

C. M. Corriveau
Notary Public

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

Tract One:
Land in Davidson County, Tennessee, Being Lot No. 9 and the westerly one-half or 3-1/2 feet of a 7-foot strip of land lying adjacent to and east of said Lot No. 9 on the Plan of D.D. Phillips' Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 9 and said strip of land front together 53-1/2 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Deed in Lieu of Foreclosure from Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company, recorded February 3, 2010, of record in Instrument No. 20100203-0008613, Register's Office for Davidson County, Tennessee.

Tract Two:
Land in Davidson County, Tennessee, being Lot No. 10 and the easterly one-half or 3 ½ feet of a 7-foot strip of land lying adjacent to the west of said Lot No. 10, on the Plan of D.D. Phillips' Silverdene Park Subdivision, as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and said strip of land front together 53 ½ feet on the northerly side of Main Street and run back between parallel lines 170 feet to an alley.

Included in the above description but expressly excluded therefrom is that portion described in deed of record in Book 3906, page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Deed in Lieu of Foreclosure from Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company, recorded February 3, 2010, of record in Instrument No. 20100203-0008613, Register's Office for Davidson County, Tennessee and being a part of the property conveyed to Hillsboro Realty Company, a Tennessee corporation by Warranty Deed of record in Book 1972, page 255, Register's Office for Davidson County, Tennessee, and further being a portion of the land as closed, vacated and abandoned by City Ordinance No. 61-212, Office of the City Clerk of Nashville, Davidson County, Tennessee, and further being the same property conveyed to 949 Main, LLC by Quit Claim Deed from Hillsboro Realty Company, dated April 4, 2013, and being recorded in Instrument No. 20130422-0039978, Register's Office for Davidson County, Tennessee. (Note: This Quit Claim Deed was executed to further clarify and cure any interest Hillsboro Realty Company was granted to 3 ½ foot strip of former alley closed, vacated and abandoned by City of Nashville in

City Ordinance No. 61-212 and incorporated into size, dimensions, and description of Lot No. 10.)

Tract Three:
Land in Davidson County, Tennessee, Being Lot No. 11 as shown on the map entitled the Plan of D.D. Phillips Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Deed in Lieu of Foreclosure from Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company, recorded February 3, 2010, of record in Instrument No. 20100203-0008613, Register's Office for Davidson County, Tennessee.