RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 3113S
(Davidson County File Box 9-B)

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jeffrey Davis and Sharon Davis 828 B Clayton Avenue Nashville, TN 37204	Wells Fargo Bank NA P.O. Box 11701 Newark, NJ 07101	Map and Parcel 11806-0600 11806000600

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Ste. 201, Nashville, Tennessee 37205. 14404 26b

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lealand Partners, a Tennessee general partnership (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Jeffrey Davis and wife, Sharon Davis (Grantees), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit 1 on the Horizontal Property Regime Exhibit of 828-A-B Clayton which is Exhibit A to the Amended and Restated Master Deed Establishing a Horizontal Property Regime for Lealand Brownstones with Private elements of record in Instrument 20130521-0051151, Register's Office for Davidson County, Tennessee and to which Master Deed reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Lealand Partners, a Tennessee general partnership by Warranty Deed from Ella Baker and Mason Baker, married, recorded on the 6th day of September, 2006 in Instrument Number 20060906-0110061, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years for Davidson County, Tennessee.
2. Restrictive covenant for detached structures of record in Instrument Number 20070329-0037577, said Register's Office.
3. Amended and Restricted Master Deed in Instrument Number 20130521-0051151, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130045779 DEEDWARR
Recvd: 06/03/13 10:43 2 pgs
Fees:13.00 Taxes:1698.30
20130603-0055494

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is ~~XXXXXXXX~~
($459,000.00.
(
(Subscribed and sworn to before me
(this 31st day of May, 2013.
(
(Notary Public
(My Commission Expires: 5-3-16
(

GEORGE E. NUD[illegible] JR.
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind the maker, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of May, 2013.

LEALAND PARTNERS, A TENNESSEE GENERAL PARTNER
BY: _____
Adam Epstein, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Adam Epstein, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Partner for Lealand Partners, a Tennessee general partner that he as Partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1-24-15

VICKY M. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY