BILL GARRETT, Davidson County
Trans:T20130046825 DEEDWARR
Recvd: 06/05/13 10:02 2 pgs
Fees:13.00 Taxes:342.25
20130605-0056860

WARRANTY DEED

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 8/19/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Street Partners, GP	SAME	082 08 0 303.00
(NAME) 907 Chicamauga Avenue	(NAME) 1103 HOLLY STREET	
(ADDRESS) Nashville, TN 37206	(ADDRESS) NASHVILLE, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alvin Stokes, Jr.**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shelby Street Partners, GP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "C" on the map of Eastwood Addition, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alvin Stokes, Jr. by Quitclaim Deed from Carolyn D. McCord dated August 7, 1993 of record in Book 9755, page 111, and further conveyed by ORDER regarding case No. 98-c-3063 Sixth Circuit Court for Davidson count, of record as instrument #200002150015091 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 907 Chicamauga Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is .nencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 29th day of **May, 2013**,

Alvin Stokes, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alvin Stokes, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **May, 2013.**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY