BILL GARRETT, Davidson County
Trans:T20130055454 DEEDWARR
Recvd: 07/01/13 09:40 2 pgs
Fees:13.00 Taxes:599.40

20130701-0067317

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me this 28 day of June, 2013.

Notary Public
My commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

07-1305-85173

Address of New Owner:	Send Tax Bills to:	Tax-Information
Joshua A. Rich 1102 N. 6th Street Nashville TN 37207	Farmington Financial Group 2002 Richard Jones RD # 300A Nashville, TN 37215	082-04-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Hand, Hitesh Patel and Jeremiah Pierce, being all the members of Mid TN Partners, LLC, Tennessee Limited Liability Company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Joshua A. Rich, a single man**, hereinafter called the Grantees, their successors 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 Nos. 138 and 139, on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mid TN Partners, LLC by deed from Shaun Donovan, Secretary of Housing and Urban Development, of Washington, D.C., dated January 28, 2013, recorded January 31, 2013, of record in Instrument No. 20130131-0009892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1102 N. 6th Street, Nashville, TN 37207

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28 day of June, 2013.

Mid TN Partners, LLC

By: _____
Jason Hand, Member

By: _____
Hitesh Patel, Member

By: _____
Jeremiah Pierce, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Hand, Hitesh Patel and Jeremiah Pierce, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that Jason Hand, Hitesh Patel and Jeremiah Pierce are all the members of Mid TN Partners, LLC, the within named bargainor, and that they are authorized by Mid TN Partners, LLC to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 28 day of June, 2013.

_____
Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
October 18, 2016