THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
William Timothy Hill, Attorney **Price, Hill & Kolarich** **201 4th Avenue North, Suite 1800** **Nashville, TN 37219**	The actual consideration or value, whichever is greater, for this transfer is: $475,000.00 Affiant Subscribed and sworn to before me, this 7th day of August, 2013 Notary Public My Commission Expires: My Commission Expires JAN. 6, 2014
BILL GARRETT, Davidson County Trans:T20130070827 DEEDWARR Recvd: 08/16/13 10:44 3 pgs Fees:18.00 Taxes:1757.50 20130816-0086364	

CHARLOTTE E. HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel ID No.:
Stafford Partners No. 1, L.P. PO Box 1625, Brentwood, TN 37024-1625.	Stafford Partners No. 1, L.P. PO Box 1625, Brentwood, TN 37024-1625.	105-16-0 091.000

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis McDaniel,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stafford Partners No. 1, L.P.** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lots Nos. 87, 88 and 89 on the Plan of Corinne Place of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to LEWIS W. MCDANIEL, by deed from BILLY R. RANDOLPH AND WIFE, BARBARA A. RANDOLPH, of record as Instrument No. 20020530-0065812, dated May 30, 2002, said Register's Office.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This conveyance is further and expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

This is improved property located at 2006 Gladstone Ave, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of August, 2013.

Lewis McDaniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lewis McDaniel**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of August, 2013.

Notary Public
My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

1. All Matters shown on the Plan of record in Plat Book 332, page 1, said Register's Office.
2. General or special taxes and assessments required to be paid in the year 2013.