BILL GARRETT, Davidson County
Trans:T20130070875 DEEDWARR
Recvd: 08/16/13 11:36 2 pgs
Fees:13.00 Taxes:203.50
20130816-0086423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 15 day of August, 2013.

Notary Public

My Commission Expires: 9/09/16

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Howerton Property Partners, GP 618 Church Street, Ste. 200 Nashville, TN 37219	New Owner	082-15-0-009.00

LARRY R. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, SIDNEY T. STANLEY, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto HOWERTON PROPERTY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP hereinafter called the Grantee, its 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 the southerly 70 feet of Lot No. 65 and the westerly 10 feet of the southerly 70 feet of Lot No. 64 on the Plan of Shelby's First Addition to Edgefield, now East Nashville, of record in Book 12, page 524, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and the northerly 1/2 of adjacent vacated Alley #254, closed by Metropolitan Ordinance No. 2003-1411.

Being the same property conveyed to Sidney T. Stanley, unmarried, by Warranty Deed from Helen S. Herndon, Trustee for the Helen S. Herndon Revocable Living Trust Agreement dated May 12, 1995, of record in Book 10344, page 872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 2013 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

2. All matters appearing on the plan of record in Book 12, Page 524, Register's Office for Davidson County, Tennessee.

3. Any municipal or private easements retained by The Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise from The Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and to do any and all things necessary and incidental thereto.

4. The Rights of the Public to use the vacated/closed alley.

This property is improved property known as 104 North 2nd Street, Nashville, Tennessee 37213.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors 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 15 day of August, 2013.

Sidney T. Stanley, by Craig T. Stanley, his Attorney-in-Fact

SIDNEY T. STANLEY
By CRAIG T. STANLEY, his Attorney-in-Fact
Durable Specific Power of Attorney of record
as Instrument No. 20130816008642 2,
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CRAIG T. STANLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of SIDNEY T. STANLEY, as his attorney-in-fact, and as the free act and deed of SIDNEY T. STANLEY, the within named bargainor, for the purposes therein contained.

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

Larry R. Williams
Notary Public

My Commission Expires: 9/09/14

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.