This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $74,500.00.

Affiant

Subscribed and sworn before me this the 30th day of August, 2013.

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130077943 DEEDWARR
Recvd: 09/09/13 14:02 2 pgs
Fees:13.00 Taxes:275.65
20130909-0095007

WARRANTY DEED

Address of New Owner:
Balcony, LLC
1350 Rosa Parks Blvd., Apt. 441
Nashville, TN 37208

Send Tax Bill to:
New Owner

Tax Information:
82-12-130

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LATOYA DAVIS F/K/A LATOYA D. SMITH AND HUSBAND, CARL DAVIS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BALCONY, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Neill S. Brown to East Nashville, of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 93 fronts 50 feet on the easterly margin of North Ninth Street and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to LaToya D. Smith by Quitclaim Deed from Lance C. Corbitt, an unmarried person, dated December 18, 1996, of record in Book 10294, page 110, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 205 North 9th Street, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of August, 2013.

LaToya Davis f/k/a LaToya D. Smith

Carl Davis

Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LaToya Davis and Carl Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2013.

My commission expires: 9/9/14

Notary Public

