BILL GARRETT, Davidson County
Trans:T20130088004 DEEDWARR
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Fees:18.00 Taxes:814.00
20131011-0106695

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andreas Albert, a single person,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Radnor Partners, LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Sigler Addition, Being a Re-Subdivision of Lots 12 and 13 and part of Lot 86, as of record in Plat Book 4470, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andreas Albert, a single person by Deed from Calvin Holmes, a single person, dated 08/13/2007 and filed for record on 08/14/2007 in Instrument 200708140097118, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09313022300

This property is known as: **1204 Sigler St., Nashville, TN 37203-4317**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

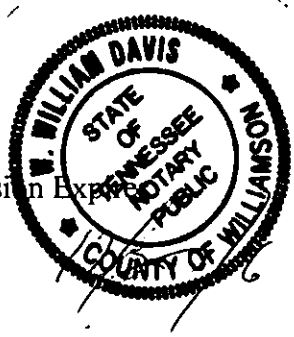
WITNESS Grantor's hand this the 27th day of September, 2013.

Andreas Albert, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andreas Albert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of September, 2013.



NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Radnor Partners, LLC	Radnor Partners, LLC
40 Burton Hill Blvd. Suite 230	40 Burton Hill Blvd. Suite 230
Nashville, TN 37215	Nashville, TN 37215

State of TENNESSEE
County of DeKalb

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$220,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30 day of September, 2013.

Cheryl Vance
Affiant

Cheryl Vance
Type or Print Name

(Seal)

TARA MICHELLE TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

Tara Michelle Tolbert
Notary Public

My commission expires:
11-30-13

Tara Michelle Tolbert
Type or Print Name