WARRANTY DEED

ANGELA G. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2013

Notary Public

MY COMMISSION EXPIRES. 1-6-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Family Venture Partners I., L.P.	New Owner	08114017500
(NAME)	(NAME)	
2309 Heiman Street, Unit A, B, & C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/25/13 10:27 3 pgs
Fees:18.00 Taxes:362.60
20131025-0111313

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Maddox Development Group, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Family Venture Partners I., L.P., hereinafter called the Grantees, their heirs 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 and being the Northeast part of Lot No. 40 of The Boyd McNairy's Addition, recorded on the Fly Leaf of Book 16, Register's Office of said County, and being shown as part of the unnumbered tract on the Plat of Mrs. Clarks Subdivision of record in Book 332, Page 27, described as follows.

Beginning at a point in the Southerly margin of Bosley Pike at the Northeast corner of said Lot No. 40 and the Southwest corner of said pike, and 10 foot alley as shown on the Plan of Henry Harding's Addition, of record in Book 332, Page 8, Register's Office for said County, thence Southerly along the Westerly margin of said alley, 149 feet more or less to an alley; thence Westerly along the North margin of said alley, 58 feet 4 inches to the Southeast corner of the property conveyed to M.P. Clark and wife, to Robert Clark of record in 182, Page 387 or 487; thence along Clark's Easterly line, 149 feet more or less to the Southerly margin of Bosley Pike; thence Easterly along said pike, 58 feet 4 inches to the beginning.

Being the same property conveyed by General Warranty Deed from Wayne A. Morrow, a single person to Michelle Maddox, a single person as recorded on the 19th day of July, 2006 in Instrument No. 20060719-0086859 and Quitclaim Deed from R.A. Stewart, Trustee to Maddox Development Group LLC as recorded on the 29th day of November, 2007 in Instrument No. 20071129-0138453, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 2309 Heiman Street, Unit A, B, & C Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 18th day of October, 2013.

Maddox Development Group, LLC

STATE OF ATLANTA

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michele Maddox with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of **Maddox Development Group, LLC**, the within named bargainor, a limited liability company, and that she as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by herself as such President.

WITNESS my hand and seal this 18th day of October, 2013.

My Commission Expires:
Notary Public Fulton County Georgia
My Commission Expires January 31, 2015

Notary Public

File No.: 2202

Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Notary's Signature

My Commission Expires: 1-6-2014 .

Notary's Seal (if on paper)

ANGELA G. BASSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014