WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-KW-13-1702

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Street Partners, GP	New owner (NAME)	
1702 Eastland Ave	1103 Holly Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	83-6-437.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WALTON TIMOTHY WALKER, UNMARRIED AND RONALD GASH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHELBY STREET PARTNERS, GP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE FINAL PLAT OF TIMOTHY WALKER LOTS, LOT 1 OF RECORD IN INSTRUMENT NUMBER 20130215-0015713, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO WALTON TIMOTHY WALKER, AN UNMARRIED MAN, AS TO AN UNDIVIDED 75% INTEREST AND RONALD GASH, AN UNMARRIED MAN, AS TO AN UNDIVIDED 25% INTEREST, SAID INTERESTS AS THEY RELATE TO EACH OTHER BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM WALTON TIMOTHY WALKER, AN UNMARRIED MAN OF RECORD AT INSTRUMENT NO. 20050809-0093931, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 2, 2005 AND RECORDED ON AUGUST 9, 2005. AND FURTHER BEING A PART OF THE SAME PROPERTY CONVEYED TO WALTON TIMOTHY WALKER BY DEED FROM DARDEN E. DAVIS, SR. OF RECORD IN BOOK 11139, PAGE 491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 1998 AND RECORDED ON OCTOBER 2, 1998.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20130215-0015713; AND PLAT BOOK 11190, PAGE 132, AMENDING PLAT BOOK 57, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1702 Eastland Ave, Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130093542 DEEDWARR
Recvd: 11/01/13 09:42 2 pgs
Fees:13.00 Taxes:555.00
20131101-0113401

Witness my/our hand(s) this 25th day of October, 2013.

Walton Timothy Walker by Loy Carney, Attorney-In-Fact

Ronald Gash by Loy Carney, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LOY CARNEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WALTON TIMOTHY WALKER AND RONALD GASH and who acknowledged he/she/they executed the same as the free act and deed of the said WALTON TIMOTHY WALKER AND RONALD GASH.

Witness my hand and official seal, this the 25th day of October, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903