WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-JG-13-4908

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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
Nashville Intown Development	NEW OWNER (NAME)	
4908 Indiana Avenue (ADDRESS)	650 Wedgewood Avenue (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37203 (CITY) (STATE) (ZIP)	091-11-0-163.00

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, we AUDREY SUTTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NASHVILLE INTOWN DEVELOPMENT COMPANY, LLC, 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. 817 AND 819 OF BLOCK 129, PLAN NO. 1 WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS JOIN AND FRONT TOGETHER 50 FEET ON THE NORTH SIDE OF INDIANA AVENUE AND EXTEND BACK NORTHWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY 25 FEET WIDE.

BEING THE SAME PROPERTY CONVEYED TO EARL C. SUTTON AND WILLIE E. LYNN BY DEED FROM PAUL JOHNSON BASS AND WIFE, SADIE BASS OF RECORD IN BOOK 3405, PAGE 448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RECORDED ON JULY 20, 1962; AND BEING THE SAME PROPERTY CONVEYED TO EARL C. SUTTON BY DEED FROM WILLIE E. LYNN AND WIFE, ELIZABETH LYNN OF RECORD IN BOOK 10324, PAGE 603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 22, 1979 RECORDED ON JANUARY 21, 1997; AND BEING THE SAME PROPERTY CONVEYED TO AUDREY SUTTON BY QUITCLAIM DEED FROM AUDREY SUTTON, EXECUTRIX OF THE ESTATE OF EARL C. SUTTON OF RECORD IN BOOK 10578, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 22, 1997 RECORDED ON AUGUST 22, 1997.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4908 Indiana Avenue, Nashville, Tennessee 37209
(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: T20130104569 DEEDWARR
Recvd: 12/16/13 11:27 2 pgs
Fees: 13.00 Taxes: 401.45
20131216-0126760

Witness my/our hand(s) this 13th day of December, 2013.

Audrey Sutton by Debra Sutton Kelley, Attorney in Fact

Audrey Sutton by Debra Sutton ~~Kelly,~~ Kelley
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared DEBRA SUTTON ~~KELLY~~ Kelley 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 AUDREY SUTTON and who acknowledged he/she/they executed the same as the free act and deed of the said AUDREY SUTTON.

Witness my hand and official seal, this the 13th day of December, 2013.

Notary Public
My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 108,500.00
_____, **Affiant**
Subscribed and sworn before me this the
16 **Day of** Dec, **20**13.
_____, **Deputy Register**