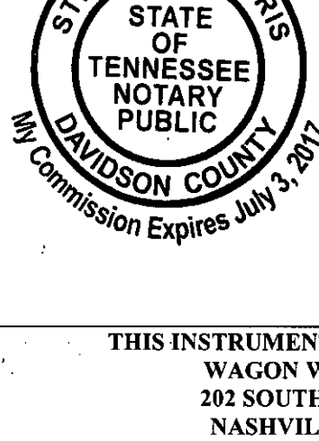
# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater; for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of December, 2013.

Notary Public

My commission expires: 7-3-17

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Taylor Eades | | |
| 5025 Hillsboro Pike, Unit 23E | New Owner | 131-01-0D-205.00-CO |
| Nashville, TN 37215 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MDB23E, L.P., A TENNESSEE LIMITED PARNTERSHIP,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR EADES, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Unit No. 205, also known as Units 23 E and H, Georgetown Condominium Apartments, as shown on the Plat of record in Plat Book 5200, Page 4, and established under Master Deed of record in Book 5211, Page 325, in the Register's Office for Davidson County, Tennessee, to which Plat and Master Deed reference are hereby made for a more complete description of the property.

Being the same property conveyed to MDB23E, L.P., a Tennessee Limited Partnership by Warranty Deed from Zackary K. Holmes and wife, Elizabeth H. Holmes of record at Instrument No. 20130802-0081040, Register's Office for Davidson County, Tennessee, dated August 02, 2013 and recorded on August 02, 2013.

Being the same property previously conveyed to Zackary K. Holmes and wife Elizabeth H. Holmes by Warranty Deed from Michael Brent and wife LuAnn Brent of record at Instrument No. 20100309-0018096, Register's Office for Davidson County, Tennessee, dated March 08, 2010 and recorded on March 09, 2010.

Also known as 5025 Hillsboro Pike, Unit 23E, Nashville TN 37215

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5025 Hillsboro Pike, Unit 23E, Nashville, TN 37215.

BILL GARRETT, Davidson County
Trans:T20130107786 DEEDWARR
Recvd: 12/30/13 14:40 2 pgs
Fees:13.00 Taxes:795.50
20131230-0130872

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of December, 2013.

MDB23E, L.P.

Michael D. Brent, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael D. Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of MDB23E, L.P., and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of December, 2013.

Notary Public