WARRANTY DEED

B-GMAT-13-3513

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(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	Nashville Intown Development	
650 Wedgewood Ave. (ADDRESS)	650 Wedgewood Ave. (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	092-13-0-151.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHAWNIKA BREWER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NASHVILLE INTOWN DEVELOPMENT CO., 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. 7 OF BLOCK 12 ON THE MAP OF CHARLOTTE PARK COMPANY'S SECOND ADDITION OF RECORD IN PLAT BOOK 57, PAGE 160, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 7 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF PARK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DWIGHT D. KILLEBREW BY DEED FROM ALICE W. JEW OF RECORD IN BOOK 6398, PAGE 731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 5, 1984 RECORDED ON OCTOBER 9, 1984. THE SAID DWIGHT D. KILLEBREW HAVING SINCE DIED; AND BEING THE SAME PROPERTY CONVEYED TO SHAWNIKA BREWER BY ADMINISTRATRIXE'S QUITCLAIM DEED FROM SHAWNIKA BREWER AND CHOWANDA HARRIS, AS CO-ADMINISTRATRIXES OF THE ESTATE OF DWIGHT KILLEBREW AND INDIVIDUALLY AND DWIGHT D. COMPTON, OF RECORD IN INSTRUMENT NO. 20120813-0072294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 7, 2012 RECORDED ON AUGUST 13, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 160, 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 3513 Park 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.

Witness my/our hand(s) this 20th day of December, 2013.

Shawnika Brewer

BILL GARRETT, Davidson County
Trans:T20130108062 DEEDWARR
Recvd: 12/31/13 12:34 2 pgs
Fees:13.00 Taxes:277.50

20131231-0131221

STATE OF Tennessee

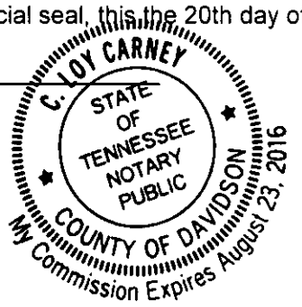
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWNIKA BREWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2013.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)



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