File No. 133213

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/14 16:02 3 pgs
Fees:18.00 Taxes:2960.00
20140130-0008609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 03/26/17

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McMillin Apartments, LLC	McMillin Apartments, LLC	092-08-0-286.00
(NAME)	(NAME)	
4010 Valley Rd	4010 Valley Rd	and 092-08-0-288.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE **TITANS REALTY, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCMILLIN APARTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot Nos. 42, 43 & 44 on the Plan of Gov. McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Plat Book 161, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Titans Realty, LLC, a Mississippi limited liability company, by Warranty Deed from Ilan David, married, and David J. Lill, Sr. and wife, Martha A. Lill, dated March 1, 2012 and recorded March 5, 2012 in Instrument No. 20120305-0019314, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; all applicable zoning ordinances; utility, sewer, drainage and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, other matters of public record.

Lot 44 is unimproved property known as: 319 McMillin Street, Nashville, Tennessee 37203

Lots 42 & 43 is improved property known as: 321 McMillin Street, Nashville, Tennessee 37203

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 30th day of January, 2014.

TITANS REALTY, LLC, a Mississippi limited liability company

By: _____

Todd Wade, Member

STATE OF MISSISSIPPI

COUNTY OF Lafayette

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named TODD WADE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the Sole Member of TITANS REALTY, LLC, a Mississippi limited liability company, and is authorized by the limited liability company to executed this instrument of behalf of the limited liability company.

Witness my hand at office this 30th day of January, 2014.

_____

Notary Public

Commission expires:
June 4, 2017

STATE OF MISSISSIPPI
JENNIFER M. WOODARD
ID No 56160
NOTARY PUBLIC
Comm Expires
June 4, 2017
LAFAYETTE COUNTY

True Copy Certification

I, **Dolly T. Peay**, 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.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Notary Public

My commission expires: **03/28/2015**

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY