BILL GARRETT, Davidson County
Trans:T20140008825 DEEDWARR
Recvd: 02/06/14 15:51 3 pgs
Fees:18.00 Taxes:2771.30
20140206-0010752

This Instrument Was Prepared By:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL:
1212 Broadway Partners **212 Belclaire Place** **Nashville, TN 37205**	**Same**	**081-08-0-354.00**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DC Partners, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **1212 Broadway Partners,** a Tennessee general partnership, ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in a certain tract or parcel of land situated within Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot 54, as shown on the map entitled McGavock Homestead Resubdivision of Lots 54-59, of record as Instrument No. 20061017-0128938, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to DC PARTNERS, LLC, by deed from DARRELL S. FREEMAN AND CONRAD GIVERS, of record as Instrument No. 20060707-0081476, dated June 28, 2006, said Register's Office.
>
> This is unimproved property known as 1715 Rosa Parks Boulevard, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the Property. Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it. Grantor does hereby covenant to and with Grantee, its successors and assigns, to warrant and defend the title to the Property herein conveyed against the claims of all persons, subject to taxes for the current year which have been prorated and assumed by Grantee.

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 our hands this 5th day of February, 2014.

GRANTOR:

DC PARTNERS, LLC

By: _____
Darrell Freeman, President/CEO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Freeman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he is the President/CEO of DC Partners, LLC, a Tennessee limited liability company the within named bargainor, and that he executed the within instrument for the purposes therein contained by signing his name as President/CEO of the limited liability company.

Witness my hand and notarial seal this 5th day of February, 2014.

_____
Notary Public

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $749,000.00.

Affiant

Subscribed and sworn to before me,
this 5th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY