WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023189 DEEDWARR
Recvd: 04/07/14 10:04 2 pgs
Fees:13.00 Taxes:408.48
20140407-0028610

B-VRES-14-926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,400.00.

Andrew P. Tenell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHNNY T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
926 Gallatin Partners, A Tennessee General Partnership	**Same as New Owner**	
(NAME)	(NAME)	
421 East Iris Drive, Suite 300		**083-01-0-222.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **CHARLES DAVIS, A SINGLE PERSON ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **926 GALLATIN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP** 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.2 on the Plan of Joe Corley Subdivision of record in Book 4060, page 164, a re-subdivision of Lot No. 1 on the map of J. G. Grissim's Grand Avenue Addition, as of record in Book 974, page 35, Register's Office for said County, described as follows:

Beginning at a point on the westerly side of Gallatin Road (U.S. 31 -E), said point being the common front corner of Lot Nos. 2 and 3; thence along the said margin of said road south 17° 00' west 100 feet to a concrete monument; thence north 82° 52' west 191.10 feet to a point; thence north 16° 51' east 100 feet to a point, said point being the common rear corners of Lots 2 and 3; thence along the dividing line between said lots, south 82° 51' east 191.35 feet to a point in the westerly margin of Gallatin Road (U.S. 31 -E) the point of beginning.

Being the same property conveyed to Charles Davis by deed from Joseph W. Frierson of record in Instrument No. 20100426-0031246 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on April 26, 2010.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 164, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **926 Gallatin Ave, Nashville, Tennessee 37206**.

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 the 27th DAY OF MARCH, 2014.

Charles Davis

STATE OF California

COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES DAVIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2014.

Notary Public
My Commission Expires: 08/09/2016
(SEAL)

KATHERINE EILEEN KENNEDY
Commission # 1987585
Notary Public - California
Ventura County
My Comm. Expires Aug. 9, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212