WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030077 DEEDWARR
Recvd: 05/02/14 08:43 2 pgs
Fees:13.00 Taxes:259.00

20140502-0037076

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duke & Duke, LLC	Duke & Duke, LLC	082-04 44.00
(NAME) 342 Cool Springs Blvd., Suite 202	(NAME) 342 Cool Springs Blvd., Suite 202	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shields Rentals, L.P.**, a Tennessee limited partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duke & Duke, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 234 and the south 19 feet of Lot No. 235 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

SAID lot and part of said lot adjoin and front together 50 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Shields Rentals by Warranty Deed from Estate of Roy Raymond White, dated December 21, 1999, of record in Instrument No. 19991223-0305700, Register's Office for Davidson County, Tennessee. Shield Rentals is now known as Shields Rentals, L.P., a Tennessee limited partnership, as shown in Articles of Merger of record in Instrument No. 19991230-0309137; Certificate of Limited Partnership of record in Instrument No. 20010215-0014659, amended in Instrument No. 20120924-0086791; Certificate of Merger of record in Instrument No. 20010215-0014660 and Statement of Partnership Authority of record in Instrument No. 20050415-0042297, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

unimproved

This is improved X property, known as 1117 N 7th Street, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of April, 2014.

Shields Rentals, L.P.

By: _____
Ben P. Shields, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ben P. Shields, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the General Partner of Shields Rentals, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Ben P. Shields,, Jr., as such General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2014.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017