File Box 8

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$429,000.00** Affiant Subscribed and sworn to before me, this the 15 day of May, 2014. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sunny D. Bell and Nathan T. Bell	SunTrust Mortgage, Inc.	**091-16-0-354.00**
4002 Dakota Avenue	1001 Semmes Ave.	BILL GARRETT, Davidson County Trans:T20140033986 DEEDWARR Recvd: 05/15/14 13:54 2 pgs Fees:13.00 Taxes:1587.30
Nashville, TN 37209	Richmond, VA 23224	20140515-0041864

FOR AND IN 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, WE,

DAKOTA AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUNNY D. BELL AND NATHAN T. BELL, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Subdivision of P.S. Stump, deceased, of record in Book 2, pages 74 and 78, Chancery Court, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 43 fronts 60 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Harold Edward Jackson, III unmarried, and Kevin McGinn, married, by Warranty Deed from Patricia S. Collins, unmarried, of record in Instrument No. 20130821-0088112, dated August 20, 2013, said Register's Office. Being further conveyed to Dakota Avenue Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Harold Edward Jackson, III, unmarried, and Kevin McGinn, married, of record in Instrument No. 20131120-0119696, dated November 18, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **4002 Dakota Avenue, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 13th day of May, 2014.

Dakota Avenue Partners, LLC, a Tennessee limited liability company

By: Kevin McGinn, member

Kevin McGinn, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Dakota Avenue Partners, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Kevin McGinn as Member.

Witness my hand, at office, this 13th day of **May, 2014.**

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16