Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-4025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140049579 DEEDWARR
Recvd: 07/11/14 10:57 2 pgs
Fees:13.00 Taxes:62.90
20140711-0061205

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF July, 2014

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Notary Public

Commission Expiration: 1-6-15

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Foundation Development Group, LLC	Foundation Development Group, LLC	
Legacy 11, LLC	Legacy 11, LLC	
1805 Dickerson Pike	1805 Dickerson Pike	08107047300
Nashville, TN 37207	Nashville, TN 37207	

WARRANTY DEED

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, I,

Ben Steel

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Foundation Development Group, LLC

and

Legacy 11, LLC

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 the southerly 28 feet of Lot No. 6 on the Map of Subdivision of Lot No. 2 of the Thomas Woodard Property, of record in Plat Book 2, page 104, of the Chancery Court at Nashville, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ben A. Steel on 08/31/2006 by deed from Phase 10 Management, LLC, filed for record on 09/07/2006 in Instrument No. 20060907-0110781, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1911 10th Ave. N., Nashville, TN 37208

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 2nd day of July, 2014.

Ben Steel by Paul Phillips, his attorney in Fact.

Ben Steel by Paul Phillips,
His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the **2nd** day of **July, 2014**, before me personally appeared **Paul Phillips**, to me known to be the person who executed the foregoing instrument in behalf of **Ben Steel** as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said **Ben Steel**. Witness my hand and official seal.



NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public