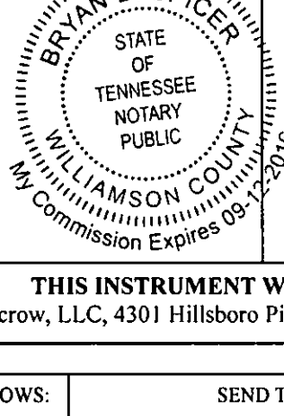
(7)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robertson Partners	New Owners	908-116 & 90-8-118
(NAME)	(NAME)	90-8-210; 90-8-117
4204 Belmont Blvd. (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, WE, **PATRICK H.J. PRICE, UNMARRIED AND RACHEL K. PRICE APPLE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERTSON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** 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:

SEE ATTACHED EXHIBIT "A"

BILL GARRETT, Davidson County
Trans:T20140057667 DEEDWARR
Recvd: 08/07/14 09:10 3 pgs
Fees:18.00 Taxes:703.00
20140807-0071013

unimproved ☒

This is improved ☐ property, known as 0, 6509 & 6511 Robertson Ave., Nashville, TN 37209 and 0 Spencer Ave., Nashville, TN 37209

(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 our hands this 31 day of July, 2014.

Patrick H.J. Price

Patrick H.J. Price

Rachel K Price Apple by RA Att attorney-in-fact

Rachel K. Price Apple, By: Rick Apple, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31 day of July, 2014, before me personally appeared Rick Apple, to me known to be the person who executed the foregoing instrument on behalf of Rachel K. Price Apple and acknowledged that he executed the same as the free act and deed of Rachel K. Price Apple.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick H.J. Price, the 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 at Nashville, Tennessee this 31 day of July, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT A

TRACT I:
Being the westerly ½ of Lot No. 102 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County.

Said part of said Lot fronts 100 feet on the southerly side of Robertson Avenue and runs back between parallel lines, as measured from the center line of Robertson Avenue, and along the center line of Spence Street, to a dead line in the rear.

TRACT II:
PARCEL 1:
Being Lot No. 101 on the Map of West Nashville Annex, as of record in Book 332, page 11, said Register's Office. Said lot lies at the northeast corner of Spencer Avenue and Coleman Avenue and contains 0.92 acres.
PARCEL 2:
A certain tract or parcel of land in Davidson County, Tennessee, described and bounded as follows:
Lot No. 102 in West Nashville Annex, a plan of which is recorded in Book 332, page 11, R.O.D.C., beginning at the south east corner of Spencer and Robertson Streets, and in the center of Robertson Street running southwesterly with the center of Spencer Street 200 feet to a stake, thence eastwardly 200 feet along the northern margin of Lot No. 101 to a stake, thence northwardly 200 feet to the center of Robertson Street; thence with the center of Robertson Street to the beginning, containing 92/100 of an acre.
INCLUDED in the above described property but EXCLUDED therefrom are the following tracts of land conveyed to Leroy Marsh and wife, Christine Marsh by deed from E. J. Pippin and wife, Mary Pippin of record in Book 1682, page 545, and property conveyed to Margaret E. Bishop by deed from E. J. Pippin of record in Book 5876, page 595, said Register's Office.

PARCEL 3:
Being the westerly 10 feet of a 20 foot alley (closed) running parallel to the easterly boundary of Lot No. 102 as shown on the Plan of West Nashville Annex of record in Book 332, page 11, said Register's Office, said alley being further defined and located as follows:

TRACT III:
A part of Lot No. 102 in West Nashville Annex, a plan of which is of record in Book 332, page 11, Register's Office for said County, described as follows:
Said part of Lot No. 102 being the northeasterly portion of said lot beginning at the northeasterly corner of Lot 102 and running thence westerly 40 feet with the southerly margin of Robertson Avenue; thence southerly and parallel with the easterly line of said Lot 102. 60 feet to a point; thence at right angles eastwardly 40 feet to a point in the easterly margin of Lot 102; thence northwardly 60 feet along the easterly line of said lot to a point in the south margin of Robertson Avenue, the point of beginning, and containing 2,400 square feet.
Being the same property conveyed to Patrick H.J. Price and Rachel K. Price by Deed from Scott T. Price and Ann H. Price of record in Instrument No. 20030728-0105001, said Register's Office. Rachel K. Price has since married, she is now known as Rachel K. Price Apple.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 332, page 11, said Register's Office; and (c) TVA easement of record in Book 7136, page 517, said Register's Office.