THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081618** BILL GARRETT, Davidson County Trans:T20140063541 DEEDWARR Recvd: 08/27/14 13:19 2 pgs Fees:13.00 Taxes:2084.95 20140827-0078210	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $563,500.00. Affiant Subscribed and sworn to before me this 25th day of August, 2014. KEITH D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 2, 2015 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Auburn Lane Partners, GP 884 Van Leer Dr. Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-12-24.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Whittemore Stewart** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Auburn Lane Partners, GP, a Tennessee general partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 and the Southerly half of Lot No. 16 of Block "E" on the Plat of Woodmont Lane Homesites, as of record in Plat Book 1130, Page 13, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Auburn Lane at the corner of Lots Nos. 14 and 15; thence with the line between said lots Easterly 133 feet (shown as 133.1 feet on the plat) to the corner of Lot No. 10; thence with the line between Lots 10 and 15 Northeasterly 31.2 feet to the corner of said lots and of Lot No. 9; thence with the lines of Lots Nos. 15 and 16 and along the line of Lots Nos. 8 and 9, Northerly 91.6 feet to a point; thence Westerly 153 feet more or less, to the Easterly margin of Auburn Lane; thence with the margin of the same Southerly 117.5 feet to the beginning.

Being the same property conveyed to Susan Whittemore Stewart by Warranty Deed from Sam L. Coleman, unmarried and Phillip W. Stewart, unmarried, recorded on the 20th day of June, 2002 in Instrument No. 20020620-0074482, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Water Purposes, recorded in Book 1071, Page 420.

This is improved property located at 3714 Auburn Lane Nashville TN 37215.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2014.

Susan Whittemore Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Whittemore Stewart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014