This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20140068525 DEEDWARR
Recvd: 09/15/14 09:19 3 pgs
Fees:18.00 Taxes:1332.00
20140915-0084039

---Above This Line Reserved For Official Use Only----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stafford Partners No 1, L.P.,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jim O. Stafford** ("Grantee"), the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 1 and that portion of an alley west of and adjacent to said Lot 1 on the plan of Resubdivision Lots, 1, 2, 3, 4 & 5 Grandview Heights, as shown on plat of record in Plan Book 6050, Page 102, Register's Office for said County and by Metropolitan County Council Bill No. 77-447, in the county Court Clerk's Office.

Said property front 263.81 feet on the westerly margin of Felts Avenue and extends back 214.45 feet on the northerly line and 316.83 feet on the southerly line to a broken line in the rear, measuring 118.55 feet thereon.

Being the same property conveyed to Stafford Partners No. 1, L.P. by Warranty Deed dated 02/08/2012 from Grover R. Dunn and Carolyn A. Dunn of record in Instrument 201202080011328, Register's Office for Davidson County, Tennessee.

Map & Parcel: 11808025500

This property is known as: **2411 Felts Ave., Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, including Deed of Trust executed by Stafford Partners No. 1, L.P. to Trustee for Carolyn A. Dunn and Grover R. Dunn, dated 02/08/2012 and recorded in Instrument 201202080011329, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 11th day of September, 2014.

Stafford Partners No 1, L.P.

By: _____
Ann Marie Thurman, Managing Partner -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Ann Marie Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Partner of Stafford Partners No 1, L.P., the within named bargainor, a partnership, and that such person, as such partner, being authorized so to do, executed the forgoing instrument for the purpose therein contained, by signing the name of the partnership by such person or partner.

WITNESS my hand and seal, this 11th day of September, 2014.



_____
Notary Public

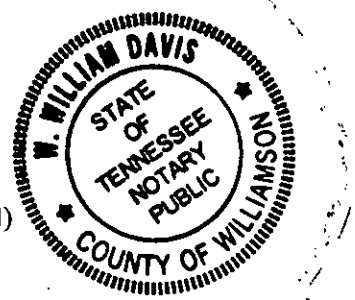
My Commission Expires:
12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Jim O. Stafford	New Owner
P.O. Box 1625	
Brentwood, TN 37024-1625	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$360,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 11th day of September, 2014.



(Seal)

Jim O. Stafford
Affiant

Notary Public

My commission expires: 12/27/2016