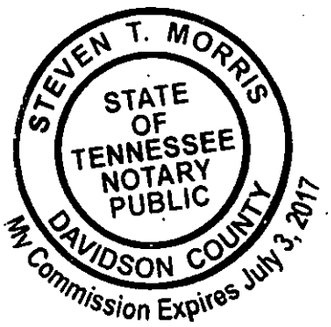
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of October, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
North by Northeast Development, LLC		
615 Main St. #101	New Owner	07207005200
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH BOYCE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 West 12.3 feet front and 13 feet rear of Lot No. 25 and the East 37.7 feet front and 37 feet rear of Lot No. 24 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond C. Boyce by deed from Joseph F. Potts and A.L. Murphy of record in Book 1510, page 375, Register's Office for Davidson County, Tennessee, dated July 17, 1947 and recorded on July 25, 1947.

There is an Affidavit of Heirship recorded at Instrument No. 20030121-0007947 stating that Raymond Carroll Boyce died January 13, 1996, his wife, Jean Belew Boyce died November 28, 2002. They had one child, Joseph Carroll Boyce.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1224 Kirkland Ave., Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20140080881 DEEDWARR
Recvd: 10/27/14 15:50 2 pgs
Fees:13.00 Taxes:277.50
20141027-0099021

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of October, 2014.

Joseph Boyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Boyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of October, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public