WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081172 DEEDWARR
Recvd: 10/28/14 12:52 2 pgs
Fees:13.00 Taxes:2112.70
20141028-0099370

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $571,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Street Partners GP	New Owner	105-13-0
(NAME)	(NAME)	(MAP)
1103 Holly Street		162.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Scott C. Mayo and wife, Elizabeth J. Mayo, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shelby Street Partners, GP, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I: Being part of Lot No. 8 on the Plan of McAlister's Property, of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee: and also part of Lot No. 3, Plan of W.L.B. Lawrence, of record in Plat Book 21, Page 148, Register's Office for said County, and described according to a survey made by George W. Watkins, Surveyor, dated July 1, 1955.

Beginning on the westerly margin of 10th Avenue, South, at a point 140.2 Feet from the north margin of Lawrence Avenue; thence with the west margin of 10th Avenue, South, 9.8 feet to the margin of a 14-foot alley, thence with said alley 43 feet; thence south 13 feet; thence east 43 feet, more or less, to the point of beginning.

TRACT II: Beginning at the northwest corner of 10th Avenue, South, formerly Pomeroy Avenue, and Lawrence Avenue; thence in a westerly direction along the northerly margin of Lawrence Avenue, 94 feet to the southeast corner of the property conveyed to J.E. Skinner and wife, by deed from J. Glenn Skinner and wife, of record in Book 699, Page 526, said Register's Office; thence with their easterly line, northwardly 150 feet to the Southerly margin of an alley; thence along the southerly margin of said alley in an easterly direction 51 feet to a point, being the northwesterly corner of a tract heretofore conveyed to Bessie Anderson Bush; thence in a southerly direction along the westerly line of the said property conveyed to Bessie Anderson Bush to the southwesterly corner of said tract; thence in an easterly direction 43 feet, more or less, along the southerly line of the tract heretofore conveyed to the said Bessie Anderson Bush, to a point in the westerly margin of 10th Avenue, South, being the southeasterly corner of the said tract heretofore conveyed; thence in a southerly direction along the westerly margin of 10th Avenue, South, 140.2 feet to the point of beginning.

Being the same property conveyed to Scott C. Mayo and wife, Elizabeth J. Mayo by deed from Susan J. Minzak, married of record in Instrument No. 20050112-0004568, Register's Office for Davidson County, Tennessee, dated January 5, 2004 and recorded on January 12, 2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1002 Lawrence Avenue, Nashville, Tennessee 37204.

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/our hand(s) this 23rd day of October, 2014.

Scott C. Mayo

Elizabeth J. Mayo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott C. Mayo and Elizabeth J. Mayo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 23rd day of October, 2014.

Notary Public

John M. Wells
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 7/6/2015