BILL GARRETT, Davidson County
Trans:T20140090989 DEEDWARR
Recvd: 12/04/14 15:23 4 pgs
Fees:23.00 Taxes:362.60
20141204-0111366

Prepared By:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
File#14876 Box 26b

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Upside, LLC	{New Owner	}061-032.00 }
{P.O. Box 160730	{	} }
{Nashville, TN 37216	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dorothy D. Youree, Mary E. Murray and Patricia A. McGee (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Upside, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being in the 12th, formerly the 17th, Civil District of said County and State, described by a survey made by Watkins and Murray, Surveyors, July 8, 1947, as follows: Beginning in the center line of Ben Allen Road, at the Northwest corner of property conveyed to V. P. Hendrick by deed from D.H. Thompson and wife, of record in Book 1126, Page 85, Register's Office for said County; thence with the center line of said Road, North 57 deg. West 200 feet; thence North 64 deg. 10' West 250 feet; thence North 70 deg. 38' West 252.6 feet; thence North 64 deg. 95.5 feet to a railroad spike in said Road; thence South 34 deg. 50' West 217 feet to an iron pin; thence South 24 deg. 22' West 231.8 feet to an iron pin in D.H. Thompson's East line; thence with Thompson's East line, South 32 deg. 49' East 561.5 feet to an iron pin in R.F. McRannolds North line; thence with his North line, South 78 deg. 41' East 507 feet to an iron pin in D.F. Hendrick's West line; thence with his West line, North 10 deg. 50' East 629 feet to a railroad spike in center of Ben Allen Road, the point of beginning, containing 13.11 acres, more or less.

Being the same property conveyed by Administratrix Deed from Dorothy D. Youree, Mary E. Murray and Patricia A. McGee, Co-Administratrices C.T.A. of the Estate of Pauline W. McGee to Dorothy D. Youree, Mary E. Murray and Patricia A. McGee, in equal shares as tenants-in-common as recorded on the 28th day of November, 2001 in Instrument No. 20011128-0130155; Quitclaim Deed from Patricia Sanders Thomas to Roy McGee as recorded on the 30th day of June, 1992 in Deed Book 8663, Page 811; Quitclaim Deed from Stephen Patrick Sanders and wife, Ann Sanders to Roy B. McGee, a one-half undivided interest as recorded on the 10th day of October, 1988 in Deed Book 7673, Page 824 and Warranty Deed from Cecil L. Corley, Jr. and wife, Suzanne Corley to Patrick E. Sanders and wife, Vera R. Sanders as recorded on the 27th day of September, 1957 in Deed Book 2698, Page 365, in the Register's Office of Davidson County, Tennessee.

This is unimproved real property located at 0 Ben Allen Road, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee which is not due and payable.
2. To all restrictions, easements and planning documents of record for Davidson County, Tennessee.
3. Easement for Slope and Drainage, recorded in Book 5321, page 82.
4. Conveyance recorded at Instrument No. 20020117-0006979 sold off Riverside Drive Tract a/k/a Map and Parcel 072-15-270.00.
5. Agreed Judgment to State of Tennessee recorded in Book 5321, page 82 for 3.458 Acre Slope and Drainage Easement, Temporary Construction Easement (3 year term).

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $98,000.00.)
(
(
(Subscribed and sworn to before me
(this 4th day of December, 2014.
(
(My Commission Expires: May 8, 2017)

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 4th day of December, 2014.

Patricia A. McGee

Patricia A. McGee

Dorothy D. Youree by Patricia A. McGee attorney at fact

Dorothy D. Youree
By: Patricia A. McGee, Attorney in Fact

Mary E. Murray by Patricia A McGee attorney at fact

Mary E. Murray
By: Patricia A. McGee, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patricia A. McGee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 4th day of December, 2014.

Notary Public

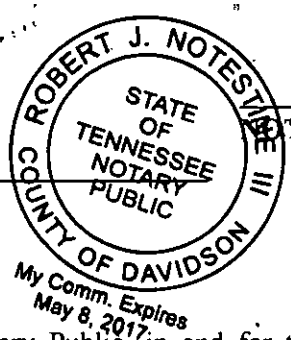
My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patricia A. McGee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Dorothy D. Youree and who acknowledged that she executed the same as the free act and deed of the said Dorothy D. Youree.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of December, 2014.



NOTARY PUBLIC

My Commission Expires:_____

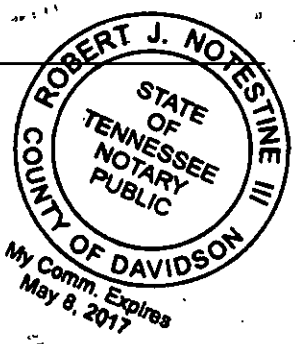
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patricia A. McGee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Mary E. Murray and who acknowledged that she executed the same as the free act and deed of the said Mary E. Murray.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of December, 2014.

NOTARY PUBLIC

My Commission Expires:_____



STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mark Egerton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of ~~Studio 1 Nashville Apartments~~ LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as _____.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of ~~Nov~~Dec ember, 2014.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017