This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14516

BILL GARRETT, Davidson County
Trans:T20140093861 DEEDWARR
Recvd: 12/16/14 09:42 2 pgs
Fees:13.00 Taxes:850.63
20141216-0114786

Send Tax Bills To:
New Owner

New Owner is:
Stewart Ramser
P. O. Box 50273
Austin, TX 78763

MAP: 083-13-0
PARCEL: 258.00

WARRANTY DEED

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 is hereby acknowledged, **Caldwell Mill II, LLC, a Delaware limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stewart Ramser**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 508 South 13th Street, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 73 in Payne, Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Caldwell Mill II, LLC, a Delaware limited liability company, by Warranty Deed from Nathan J. Yetton and wife, Joy W. Yetton, dated 4/25/12 and recorded 5/2/12 in Instrument No. 20120502-0037542, in the Register's Office of Davidson County, Tennessee.

DLS
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of December, 2014.

GRANTOR:

Caldwell Mill II, LLC

By: David L. Silverstein

Its: Member

ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, David L. Silverstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged herself to be the Member of the **Caldwell Mill II, LLC** the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 10th day of December 2014.

Haley M. Williams
Notary Public

HALEY M. WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 8/12/2017

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $229,900.00.

Affiant

SWORN TO and subscribed before me this 11th day of December, 2014.

NOTARY PUBLIC
My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017