This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22445.2014

Davidson County DEEDWARR
Recvd: 12/19/14 14:58 4 pgs
Fees:23.00 Taxes:259.00
20141219-0116497

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
909 Development Group, LP 909 Division Street Nashville, TN 37203	Same	081 12 0 272.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dakota Wind Properties, LLC, an active Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **909 Development Group, LP, an active Tennessee limited partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 334 on the Plan of McGavock, Westmore and others, First Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 334 fronts 50 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Dakota Wind Properties, LLC by Deed dated March 28, 2013 from Aerial Investment Properties, LLC and being of record in Instrument Number 20130411-0035840, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 21, Page 23, said Register's Office.

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, its successors and assigns, forever;

AND Dakota Wind Properties, LLC does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Dakota Wind Properties, LLC further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property is known as: 1518 Arthur Avenue, Nashville, Tennessee 37208.

Executed on this 17th day of December, 2014.

Dakota Wind Properties, LLC

By:_____
Name: Celeste Krenz
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Celeste Krenz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of Dakota Wind Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand this 17th day of December, 2014.

Notary Public

My Commission Expires: 7/6/15

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of December, 2014.

Notary Public

My Commission Expires: 7/6/15

Thomas N. Jones State of Tennessee Notary Public County of Williamson

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

