WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000245 DEEDWARR
Recvd: 01/02/15 12:35 2 pgs
Fees:13.00 Taxes:740.00
20150102-0000319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
617 Middleton, LLC	Same as new owner	093-14-0-302.00
(NAME) 155 Varick Street	(NAME)	
(ADDRESS) New York, NY 10013	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, IRIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO 617 MIDDLETON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 that portion of Lot No. 81, as shown on the map entitled O. Ewing's Addition to Nashville, fronting 35 feet on Railroad Street, now called Middleton Street, of record as Book 21, page 54, Register's Office for Davidson County, Tennessee, bounded as described as follows:

Beginning at a point on the southern side of Railroad Street, now called Middleton Street, where the alley (that runs in the rear), of the lots fronting on Ewing Avenue intersects said Middleton Street; thence southwardly with said alley 150 feet to a ten foot alley; thence west with said last named alley 35 feet; thence at right angles 150 feet to said last named street; thence east with said street 35 feet to the beginning.

Being the same property conveyed to IRIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RICHARD M. HOSTO AND WENDY M. HOSTO, HUSBAND AND WIFE, AND RWL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20130905-0093513, dated August 15, 2013, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled O. Ewing's Addition to Nashville, fronting 35 feet on Railroad Street, now called Middleton Street, of record as Book 21, page 54, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 617 Middleton Street, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29th day of December, 2014.

IRIS PROPERTIES, LLC

Libby Davis Cain

By: Libby Davis Cain
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Libby Davis Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Iris Properties, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of Iris Properties, LLC, a Tennessee limited liability company and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of December, 2014.

Notary Public

PAUL F. SOPER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3/4/18