BILL GARRETT, Davidson County
Trans:T20150020109 DEEDWARR
Recvd: 03/19/15 11:09 2 pgs
Fees:13.00 Taxes:277.50
20150319-0023727

This instrument prepared by and after recording, return to:
Kay B. Housch, Esq. BPR#010995
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2015-007B

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) TriTrust Investments General Partnership, a Tennessee general partnership	(NAME) Same as new owner	Map & Parcel # 08116015000
(STREET ADDRESS) 303 Center Avenue	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Dickson TN 37055	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Oak Tree Partners, LLC, a Tennessee limited liability company,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **TriTrust Investments General Partnership, a Tennessee general partnership,** Grantee herein, its successors, heirs and assigns, certain real estate in Sumner County, Tennessee, as follows:

Being parts of Lot Nos 95 and 96, in McGavock Wetmore and Others Addition to Nashville called the Town of McGavock, plat of record in Book 21, page 23, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Cheatham Street and an alley, being the northeast corner of said Lot No. 96, running thence with the western margin of said alley, southerly 100 feet, more or less, to an alley about 10 feet wide; thence at right angles to the last line, and along the northern margin of said 10 foot alley, 50 feet; thence at right angles and on a line parallel with the first named alley, northerly 85 feet, more or less, to Cheatham Street; thence with the southern margin of Cheatham Street easterly 51 feet 4 inches, more or less to the beginning.

Being the same property conveyed to Oak Tree Partners, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20150227-0017326, Register's Office of Davidson County, Tennessee; corrected by Scrivener's Affidavit of record in Instrument #20150304-0018851, said Register's Office.

STATE OFTENNESSEE
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Subscribed and sworn to before me this the 18 day of March, 2015.

Norma Crow
Affiant

My commission expires: 6-28-15

Notary Public

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This is improved property known as 1029 Cheatham Place, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 18th day of March, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Oak Tree Partners, LLC, a Tennessee limited liability company

By: V.P.
Kenneth C. Haynes, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **Kenneth C. Haynes,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2015.

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/2017

Encumbrances

1. **2015 and subsequent years real property taxes are a lien, but not yet due and payable.**
2. **Subject to all matters shown on plat of record in Book 21, page 23, Register's Office, Davidson County, Tennessee.**