THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20150034544 DEEDWARR
Recvd: 05/05/15 13:58 2 pgs
Fees:13.00 Taxes:962.00
20150505-0040941

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me as of the 21st day of April, 2015.

Brittany Goins
Notary Public

My Commission Expires: 4-7-17

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Tyler Bradley and Laura Bumbalough 2001 Rosecliff Dr. Nashville, TN 37206	New Owner	072-16-281.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Mid TN Partners, LLC, a Tennessee limited liability company** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Tyler Bradley, and unmarried man and Laura Bumbalough, an unmarried woman** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, and being more particularly described as follows:

Beginning on the Northerly side of Rosecliff Drive at the corner of Lots Nos. 121 and 122; thence with the line between said two lots Northwardly 181.7 feet to the corner of Lots Nos. 121 and 122; thence with the North line of Lot No. 121 Westwardly 40 feet to the corner of Lots Nos. 1 and 121; thence with the line between said lots Southwestwardly 89.9 feet to the corner of Lots Nos.1 and 2 and in the west line of Lot No. 121; thence with the line between Lots Nos. 2 and 121 Southwardly 100 feet to the Northerly side of Rosecliff Drive; thence with said drive Eastwardly 80 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being the Easterly triangular part of Lot No. 1 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, and being more particularly described as follows:

Said part of said lot is described as beginning at a point at the common Easterly corner of Lots 1 and 2, at a concrete monument, in the Westerly line of Lot 121; thence Northwardly 75 feet to a point in the Northerly line of Lot No. 1; thence Eastwardly 40 feet to the common Northerly corner of Lots 1 and 121; thence along the line between Lots 1 and 121, Southwestwardly 89.9 feet to the beginning.

Being the same property conveyed to Mid TN Partners, LLC by Special Warranty deed from DLJ Mortgage Capital, Inc. of record in Instrument No. 20141217-0115442 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 17, 2014.

Being improved property known as 2001 Rosecliff Drive Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

2. Taxes for the year 2015, a lien, not yet due and payable, assumed by Grantee herein.

Grantor further covenants and binds themselves their successors and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 21st day of April, 2015.

MID TN PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Jason Hand, Member

By: _____
Jeremiah Pierce, Member

By: _____
Hitesh Patel, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jason Hand, Jeremiah Pierce and Hitesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of MID TN PARTNERS, LLC, a Tennessee limited liability company, the within named bargainors, and that they in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by themselves as Members.

Witness my hand and official seal in Nashville, Tennessee this 21st day of April, 2015.

_____
Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2017