WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150037253 DEEDWARR
Recvd: 05/13/15 14:56 2 pgs
Fees: 13.00 Taxes: 573.50
20150513-0044079

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Carmen Coats
Affiant

Subscribed and sworn to before me this 8th day of May, 2015.

Notary Public
My Commission expires: 8-23-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Prosperitas Partners, LLC	New Owner	04108003700
911 Sutton Hill Road		
Nashville, TN 37204	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jack Straw Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Prosperitas Partners, LLC, a Tennessee Limited Liability Company**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the lands of K.J. Morris, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:

Beginning at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, westerly from the westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, northwesterly 200 feet. more or less, to a point on the southeasterly margin of Hickory Drive; thence with the margin of said drive, North 45 deg. 56 minutes East 210 feet, more or less, to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet, more or less, to a point on the southwesterly margin of said Blvd; thence with the margin of said Blvd., South 41 deg. 12 minutes East 145.00 feet, more or less, to the beginning.

Being the same property conveyed to Kirtley Whittington, from Goldman Sachs Mortgage Company, by deed on January 8, 2013, of record in Instrument Number 20130130-0009564, Register's Office for Davidson County, Tennessee. Said Kirtley Whittington having since conveyed his interest in said property Jack Straw Properties, LLC by Quitclaim Deed dated 8/27/13 of record in Instrument Number 20130906-0094439, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1199 Old Hickory Blvd, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 8, 2015.

Jack Straw Properties, LLC

By: Kirtley Whittington, Member

STATE OF Tennessee

County of Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personal appeared Kirtley Whittington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who up on his oath acknowledged himself to be the Member of Jack Straw Properties, LLC and that he as such Member being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the limited liability company as such Member.

Witness my hand and official seal at office at Nashville, Tennessee, this 8th day of May, 2015.

NOTARY PUBLIC **My Commission Expires:** 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE