WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038030 DEEDWARR
Recvd: 05/15/15 14:08 2 pgs
Fees:13.00 Taxes:462.50
20150515-0045035

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,000.00.

Heather Wood
Affiant

Subscribed and sworn to before me this 12th day of May, 2015.

Notary Public
My Commission expires: 06-19-16
(Affix Seal)

SHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 06-19-2016

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
Mid TN Partners, LLC	SAME	072-12-0-071.00
4206 Franklin Common Court		
Franklin, TN 37067		

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, **Amanda Dean, as Trustee for The 1711 Marsden Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mid TN Partners, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 42 feet 6 inches of Lot No. 149 and the westerly 19 feet of Lot No. 150, on the map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, thereof.

Being the same property conveyed to Amanda Dean, as Trustee for The 1711 Marsden Avenue Trust, by deed from Hazel M. Cothran, unmarried, on April 20, 2015, of record in Instrument Number 20150420-0035094, 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:

- Subject to all matters as shown on the Plan of record in Book 974, page 60 and 61, Register's Office Davidson County, Tennessee.

This is improved property known as: 1711 Marsden Avenue, Nashville, TN 37216

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 12, 2015.

The 1711 Marsden Avenue Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean,** as Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2015

My commission expires 2-3-17

Notary Public

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County