Prepared By:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
File#15017 Box 26b

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Upside, LLC	New Owner	72-06 307.00
P.O. Box 160730		
Nashville, TN 37216		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Melissa McDaniel Meadows (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Upside, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the Eleventh Civil District of Davidson County, State of Tennessee, located on the north side of Loftin Avenue approximately 300 feet South East of the intersection of Gallatin Pike and the Louisville and Nashville railroad at Nashville, and more particularly described as follows:

Lot 18 of Kenmore Place Subdivision as per plat of record in Book 332, Page 32 of the Register's Office for Davidson County, Tennessee being a portion of the property described in the deed from the Houston-Mccord Realty Company to the Tennessee Electric Power Company, dated September 28, 1927 and recorded in Book 725, Page 261 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa McDaniel Meadows by Quitclaim Deed from James F. McDaniel and Lois H. McDaniel of record in Instrument Number 20150528-0049144 said Register's Office for Davidson County, Tennessee.

This is improved real property located at 0 Loftin Avenue, Nashville, Tennessee 37216.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee which is not due and payable.
2. Subject to all matters as shown on the Plat of record in Book 332, page 32, Register Office for Davidson County, Tennessee.
3. Easement of record in Book 1255, page 21, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $10,000.00
(
(
(Subscribed and sworn to before me
(this 27 day of May, 2015.
(
(My Commission Expires: My Comm. Expires May 8, 2017

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Notary Public

BILL GARRETT, Davidson County
Trans:T20150041344 DEEDWARR
Recvd: 05/28/15 11:44 2 pgs
Fees:13.00 Taxes:37.00
20150528-0049145

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 27th day of May, 2015.

Melissa McDaniel Meadows

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melissa McDaniel Meadows with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of May, 2015.

Notary Public

My Commission Expires:

