ADDRESS NEW OWNER:
Veritas Properties, GP
4117 Hillsboro Pike, Suite 103-177
Nashville, TN 37215

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150041473 DEEDWARR
Recvd: 05/28/15 14:27 4 pgs
Fees:23.00 Taxes:111.00
20150528-0049310

MAP & PARCEL NOS.:
09316013800

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Veritas Properties, GP, a Tennessee general partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 168 and 169 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, Pages 84 and 85 of the Register's Office for Davidson County, Tennessee.

Said lots No. 168 and 169 front 35 feet each on the east side of Maury Street and run back between parallel lines 165 feet to an alley, Lot No. 169 running back with the Northern margin of Cannon Street, and refers to deed in Book 417, Page 343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015, by Warranty Deed of Correction from Lucinda Gaither of record in Instrument No. 20150528-0049309**, Register's Office for Davidson County, Tennessee.**

This is property with a common address of **61 Maury Street, Nashville, TN 37210**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 21, Pages 84 and 85, said Register's office and all matters therein; (3) Any and all easements and restrictions of record.

SEE CERTIFICATION OF TRUST ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of May, 2015.

Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of May 2015.

Notary Public
My Commission Expires: 7-3-17

Denese Legleza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

File No. 1505-090

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Affiant

Subscribed and sworn before me this 26th day of May, 2015.

Notary Public
My Commission Expires: 5/8/2018

ANDREW P. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Exhibit A to Warranty Deed
CERTIFICATION OF TRUST and AFFIDAVIT
(This document will be recorded.)

Trustee:	**Amanda Dean, Trustee**
Trust:	**The 61 Maury Street Trust**
Date of Trust:	**February 25, 2015**
Property:	**61 Maury Street, Nashville, TN 37210**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, **Amanda Dean**, individually, and **Amanda Dean, as Trustee** for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That I, Amanda Dean, declare that I am a resident of the County of Robertson, State of TN.

2. That I, **Amanda Dean**, declare I am the Trustee of the above referenced Trust.

3. That no person, Trustee, Successor Trustee, or beneficiary under said Trust has any right to the above referenced Property and specifically has no desire or right to purchase said Property.

4. That said Trust was created under an "Agreement and Declaration of Trust for The 61 Maury Street Trust" dated February 25, 2015, and said Trust is entitled, **The 61 Maury Street Trust.**

5. That the terms of said Trust in part state as follows:

Paragraph 5. Powers of Trustee

...

c. Without prejudice to the general powers conferred on the Trustee hereunder, it is hereby declared that the Trustee shall have the following powers, with the consent of the Beneficiaries:

...

(2) To sell at public auction or private sale ... any part, or the whole of the Trust Property which may, from time to time form part of the Trust estate....

...

(5) To make, execute, acknowledge, and deliver all deeds, releases, ... contracts ... and other obligations of whatsoever nature relating to the Trust Property, and generally to have full power to do all things and perform all acts necessary to make the instruments proper and legal.

...

Paragraph 6. Duties of Trustee. It shall be the duty of the Trustee in addition to the other duties herein imposed upon him:

...

e. To sell the Trust Property and distribute the proceeds therefrom:....

6. That no other terms of said Trust or any amendments thereto would prohibit Trustee's ability or authority to convey the hereinabove referenced property as Trustee.

7. That the Trustee, **Amanda Dean**, is not under any legal disability or other disability which would render her incompetent or otherwise unable to execute binding documents on behalf of the above trust property.

9. That I hereby certify that I am empowered as Trustee under the Trust document to exercise powers for the benefit of the Trust and/or its Beneficiary(ies), including the power to convey any assets specifically including real property belonging to the Trust.

10. That my authority as Trustee has not been revoked or terminated.

11. That if pursuant to the terms of the Trust, Beneficiary's approval is required in order for Trustee to perform as set forth herein, then Trustee affirms that all such approvals have occurred.

12. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of Trustee to act or perform on behalf of the Trust including but not limited to Trustee's authority to execute deeds of conveyance on behalf of Trust.

13. That this Certification of Trust shall be attached to the deed of conveyance for the above referenced Property and recorded in the Register's Office for Davidson County, Tennessee.

Initials: AD

14. That the affirmations made in this Affidavit shall be binding on our heirs, beneficiaries, successors and/or assigns and on those of **The 61 Maury Street Trust,** and/or its Trustee.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 26th day of May 2015.

Amanda Dean, individually Affiant

Amanda Dean, Trustee of "The 61 Maury Street Trust," Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 26th day of May 2015, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Amanda Dean, individually and as Trustee** of The 615 Maury Street Trust known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that she executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

Genese Lenieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

NOTARY PUBLIC
COMMISSION EXPIRATION: 7-3-17

THIS DOCUMENT WAS PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

1505-090

Initials: