(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. McKinney & Warren V. Elliott	NEW OWNER	118-08-0
(NAME)	(NAME)	(MAP)
2414 Cruzen Street		136.00 & 137.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Five Parts Property Company, a Tennessee General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel J. McKinney and Warren V. Elliott**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 302 and 303 on the Plan of Grandview Heights of record in Plat Book 161, Page 14 & 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot 303 being the same property conveyed to Five Parts Property Company, a TN General Partnership by warranty deed from Kevin B. Smith and wife, Karen D. Smith of record in Book 11717, page 602, Register's Office for Davidson County, Tennessee, dated 10/25/1999 and recorded on 10/26/1999.

Lot 302 being the same property conveyed to Five Parts Property Company, a Tennessee General Partnership by warranty deed from Martin Hayes and wife, Evangelie L. Hayes of record in Instrument No. 20021009-0123194 Register's Office for Davidson County, Tennessee, dated 10/08/2002 and recorded on 10/09/2002.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 2419 & 2421 Kline Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20150043789 DEEDWARR
Recvd: 06/04/15 09:13 2 pgs
Fees:13.00 Taxes:1073.00
20150604-0052147

Witness my hand this 3rd day of June, 2015.

Five Parts Property Company

By:_____
W.R. Selph, Jr., Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. R. Selph, Jr., with whom I am personally acquainted and who upon his oath acknowledged himself to be the Partner of Five Parts Property Company, the within named bargainer, a partnership, and that he as such Partner being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the partnership by the said W. R. Selph, Jr. as such Partner.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of June, 2015.

_____
Notary Public

My Commission Expires: 7/11/2015

John M. Wells
State of Tennessee Notary Public
Davidson County