WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043862 DEEDWARR
Recvd: 06/04/15 10:33 2 pgs
Fees: 13.00 Taxes: 1850.00
20150604-0052254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Farren	New Owner	
(NAME)	(NAME)	
1221 McGrace Ln.		118-09-124.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER FARREN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of the re-subdivision of Lots Nos. 12 and 13 in Noelton, not of record, described partly according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 15, 1936, as follows:

Beginning on the Northerly margin of Noelton Avenue, formerly 5th Street, as a point 229 feet 6 inches from the intersection of the Easterly margin of Lealand Lane and the Northerly margin of said Avenue; thence with the Northerly margin of said Avenue, South 84 degrees East 175. feet; thence North 0 degrees 33' East 100 feet to the Southeast corner of Lot No. 8 on said survey conveyed to Jack Clay by deed from Oscar F. Noel and John H. Noel, Jr., Trustees, of record in Book 1035, Page 483, Registers Office for said County, thence with the line between said Lots Nos 8 and 9, Westwardly 156 feet 7 inches to a point 229 feet 6 inches Eastwardly from the Easterly margin of said Lealand Lane, thence Southwardly 100 feet, more or less, to the beginning.

Being the same property conveyed to Auburn Lane Partners, GP, a Tennessee general partnership by Warranty deed from Thomas B. Conner, unmarried of record in Instrument No. 20150302-0017585, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 2344, page 110, said Register's Office; and (c) easement of record in Book 4005, page 375 and Book 11760, page 36, said Register's Office.

This is improved X unimproved property, known as 904 Noelton Ave., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of May, 2015.

AUBURN LANE PARTNERS, GP

BY: _____

BRYAN CHURCH, GENERAL PARTNER

BY: _____

BRENT MORRIS, GENERAL PARTNER

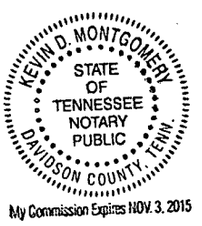
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bryan Church and Brent Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be general partners of Auburn Lane Partners, the within named bargainor, a partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee this 29 day of May, 2015.

Commission expires:



_____

Notary Public