This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Tony & Tina, LLC
69 Willow Street
Nashville, Tennessee 37210

MORTGAGEE:
First Tennessee Bank, N.A.
300 Court Avenue, 5th Floor
Memphis, TN 38103

BILL GARRETT, Davidson County
Trans:T20150051872 DEEDWARR
Recvd: 06/29/15 11:16 2 pgs
Fees:13.00 Taxes:2035.00
20150629-0062175

SEND TAX BILL TO:
Owner

MAP	**94-9**
GROUP	
PARCEL	**30.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stanley Street Partnership, a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tony & Tina, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 34, 35, 36, 37, 38, and 39 on the Plan of Pageot's Fairfield Village Lots, as shown by plat and survey of record in Book 21, page 82, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lots adjoin and front together 312 feet on the southerly side of Willow Street, formerly Sycamore Street, and extend back 171 feet along the westerly margin of Stanley Street to an alley in the rear.

Being the same property conveyed to Stanley Street Partnership by deed December 2, 1986 from Park West Corporation, a Tennessee corporation of record in Book 7057, page 309, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **69 Willow Street, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS my hand this the **25th** day of **June, 2015.**

Stanley Street Partnership

By: _____

R. L. Chickey, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **R. L. Chickey** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **a general partner** of **Stanley Street Partnership, a Tennessee general partnership,** the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 25th day of June, 2015.

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
G. Philip Anderson
NOTARY PUBLIC

My Commission Expires: 6.21.2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2015.

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires: 6.21.2016