WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054103 DEEDWARR
Recvd: 07/06/15 12:13 2 pgs
Fees:13.00 Taxes:2589.63
20150706-0064997

P-BR-15-1002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler L. Middleton	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	**105132B00200CO**
1002 Lawrence Avenue	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHELBY STREET PARTNERS, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TYLER L. MIDDLETON, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being unit "B" Lawrence Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for Lawrence Avenue Townhomes, of record at Instrument No. 20150522-0047578, in the Register's Office of Davidson County, Tennessee and Plat attached as Exhibit "C" to which Declarations of Covenants, Conditions and Restrictions referenced is hereby made for a more particular description of said property.

Being the same property conveyed to Shelby Street Partners, GP by Warranty deed from Scott C. Mayo and wife, Elizabeth J. Mayo of record in Instrument No. 20141028-0099370 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 28, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 21, Page 148 and Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 Lawrence Avenue , Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2015.

Shelby Street Partners, GP

By: _____
Ashley Dugger, Partner

By: _____
Michael Garafola, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Dugger and Michael Garafola, signing for Shelby Street Partners, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of Shelby Street Partners, GP, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2015.

_____
Notary Public

My Commission Expires: 3/7/17

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212