BILL GARRETT, Davidson County
Trans:T20150057648 DEEDWARR
Recvd: 07/16/15 09:16 2 pgs
Fees:13.00 Taxes:3367.00
20150716-0069201

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015060009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $910,000.00

Sworn to and subscribed before me this 15th day of July, 2015.

Affiant

E. Mannix

Notary Public

comm expr. 1-8-19

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
State Street Investors, LLC		092-120-182.00
3309 Fairmont Drive	New Owner	
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 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, **Rolando Toyos and Melissa Toyos, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **State Street Investors, LLC a TN limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Tract 1:
Being the southern 126 feet of Lot No. 209 and the easterly 12 feet of the southerly 126 feet of Lot No. 210 on the Plan of John Boyd Home Tract, as of record in Plat Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Being the northerly 44 feet of Lot Nos. 209 and 210 on the Plan of Boyd Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rolando Toyos and Melissa Toyos, husband and wife by Deed from M. Terry Burkhalter and wife, Peggy C. Burkhalter of record at Instrument No. -20130221-0017522, Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 4, 2011.

This is improved property known as **1800 State Street, Nashville, TN 37203.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 13 day of July, 2015.

X Rolando Toyos by Nick Mulliniks, attorney in fact
Rolando Toyos by Nick Mulliniks, attorney in fact

X Melissa Toyos by Nick Mulliniks, attorney in fact
Melissa Toyos by Nick Mulliniks, attorney in fact

State of Tennessee
County of Shelby

On this 13th day of July, 2015, before me personally appeared Nick Mulliniks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Rolando Toyos and Melissa Toyos, and acknowledged that [s]he executed the same as the free act and deed of Rolando Toyos and Melissa Toyos.

Witness my hand, at office, on this 13th day of July, 2015.

Notary Public
My Commission Expires: 9-16-18

MATTHEW W. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN