This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/22/15 08:06 2 pgs
Fees:13.00 Taxes:536.50
20150722-0071599

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of July, 2015, by and between Gerald Jean Parker, party of the first part, and 1105 N 6th St Partners, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 and the northerly 12 feet of Lot No. 145 on the Plan Oakwood Park, as of record in Book 421, Page 12, of Register's Office for said County.

Said Lot No. 146 and the northerly 12 feet of Lot 145 front together 43 feet on the easterly side of North 6th Street and run back between parallel lines 165 feet to an alley.

Being all or part of the same property conveyed to Gerald Jean Corder by Quit Claim Deed of record at Instrument No. 20150722-0071597 in the Davidson County Register's Office, Tennessee. Being previously conveyed to Gerald Jean Corder, and Larry Edward Parker by Affidavits of heirship at Instrument No.'s 20150722-0071592, 20150722-0071593, 20150722-0071594, 20150722-0071595, and 20150722-0071596 in the Register's Office for Davidson County, Tennessee. Being previously conveyed to Tarry Parker and Nellie F. Parker by virtue of that certain Installment Deed dated January 24, 1961, at Book 3180, Page 320 in the Register's Office of Davidson County, Tennessee.Tarry Parker died February 8, 1999 leaving Nellie F Parker as the remaining tenant by the entirety. Nellie F Parker died intestate on April 4, 2001. Her remaining heirs were Oreathea Louise Parker (died intestate February 19, 2009), Gerald Jean Corder, and Larry Edward Parker. **Seller warrants that this property has never been used as her primary residence.**

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 421, Page 12 in the Register's Office of Davidson County, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gerald Jean Parker by Jaclyn Corder, Attorney In Fact

Gerald Jean Parker by Jaclyn Corder, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Jaclyn Corder, 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 in behalf of Gerald Jean Parker and acknowledged that she executed the same as the free act and deed of the said Gerald Jean Parker.

WITNESS my hand and official seal at office this 20th day of July, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: 1105 N 6th St Partners, LLC, a Tennessee Limited Liability Company

244 Fifth Ave, Suite A224, New York, New York 10001

Tax Parcel No 08204002500

Property Address: 1105 N 6th St
Nashville, TN 37207

MAIL TAX BILLS TO: 1105 N 6th St Partners, LLC, a Tennessee Limited Liability Company
244 Fifth Ave, Suite A224, NY NY 10001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of July, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY