WARRANTY DEED

J-SL-15-3518

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,543.63.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
Nashville Intown Development Co, LLC	**New Owner**	
(NAME)	(NAME)	**92-13-76.00** **92-13-77.00** **92-13-4.00**
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, we **DONALD FRAKES, L. SUZANNE DILLINGHAM (ALSO KNOWN AS LAURIE SUZANNE DILLINGHAM AND/OR SUZANNE WHITE), RANDALL E. DILLINGHAM (ALSO KNOWN AS RANDY DILLINGHAM), JACQUELYN D. RUSSELL (ALSO KNOWN AS JACQUELYN S. RUSSELL), BRIAN DILLINGHAM, JANICE M. FRAKES, BRAD H. FRAKES AND KERRI C. WOODARD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NASHVILLE INTOWN DEVELOPMENT CO, LLC,** hereinafter called the Grantee, its heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I
Land in Davidson County, Tennessee, being Lots 10 and 11, Block 7, MAP OF CHARLOTTE PARK'S COMPANY'S SECOND ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Pages 160 and 161, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tract II
Land in Davidson County, Tennessee, being Lot 1, Block 10, MAP OF CHARLOTTE PARK'S COMPANY'S SECOND ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Pages 160 and 161, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Source of Title Tract I
Being the same property conveyed to Bryson Frakes and wife Sue Beech Frakes by Deed from J.C. Naper and wife Nettie L. Naper, recorded on the 9th day of December, 1936 in Deed Book 1005, Page 278, in the Register's Office of Davidson County, Tennessee. Bryson Frakes a/k/a George Bryson Frakes having predeceased Sue B. Frakes a/k/a Sue Beech Frakes leaving the Grantors herein as the heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 20150818-0082792 and 20150818-0082793 Register's Office for Davidson County, Tennessee.

Source of Title Tract II
Being the same property conveyed to Bryson Frakes and wife Sue B. Frakes by Deed from First Federal Savings and Loan Association of Nashville, recorded on the 24th day of January, 1937 in Deed Book 1018, Page 424, in the Register's Office of Davidson County, Tennessee. Bryson Frakes a/k/a George Bryson Frakes having predeceased Sue B. Frakes a/k/a Sue Beech Frakes leaving the Grantors herein as the heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos 20150818-0082792 and 20150818-0082793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF CHARLOTTE PARK'S COMPANY'S SECOND ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 160 and 161, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20150069275 DEEDWARR
Recvd: 08/18/15 08:37 9 pgs
Fees:48.00 Taxes:1115.71

20150818-0082795

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 hand this the 14th day of August, 2015.

Donald Frakes

Donald Frakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD FRAKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2015.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

Witness my hand this the 14th day of August, 2015.

L. Suzanne Dillingham by Jacquelyn D Russell attorney-in-fact
L. Suzanne Dillingham by Jacquelyn D. Russell, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELYN D. RUSSELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of L. SUZANNE DILLINGHAM, and who acknowledged that she executed the same as the free act and deed of the said L. SUZANNE DILLINGHAM.

Witness my hand and official seal, this the 14th day of August, 2015.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

Witness my hand this the 14th day of August, 2015.

Randall E. Dillingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL E. DILLINGHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



Witness my hand this the 14th day of August, 2015.

Jacquelyn D. Russell

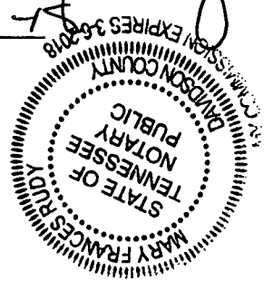
Jacquelyn D. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELYN D. RUSSELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



Witness my hand this the 14th day of August, 2015.

Brian Dillingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN DILLINGHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



Witness my hand this the 18th day of August, 2015.

Janice M. Frakes

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE M. FRAKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2015.

Regena V. Jackson
Notary Public
My Commission Expires: 10-21-18
(SEAL)

REGENA V. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENN.

Witness my hand this the 10 day of August, 2015.

K C Woodard

Kerri C. Woodard

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRI C. WOODARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of August, 2015.

Notary Public
My Commission Expires: 2/28/2017

(SEAL)

WHITNEY L. STORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

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

Witness my hand this the 11th day of August, 2015.

B.H. Frakes

Brad H. Frakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD H. FRAKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2015.

Notary Public
My Commission Expires: 11/5/18
(SEAL)

