BILL GARRETT, Davidson County
Trans:T20150079292 DEEDWARR
Recvd: 09/17/15 15:06 2 pgs
Fees:13.00 Taxes:370.00
20150917-0094635

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this the 15th day of September, 2015. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
FP Investments, GP	New Owner	
3825 Bedford Avenue, Suite 102		082-04-411.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STRATTON STREET INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FP INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44-B on the Plan of Zone Lot Division of Lot No. 44 and part of Lot No. 45, Sharpe & Crutchers Addition, of record in Plat Book 6200, Page 728, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Evans Education Land Trust, Southern Land Acquisitions, Inc., Trustee by Quitclaim deed from Melissa J. Parker, of record in Instrument No. 20110204-0010266, Register's Office for Davidson County, Tennessee, dated January 18, 2011 and recorded on February 4, 2011.

The said Southern Land Acquisitions, Inc., having resigned as Trustee in Instrument No. 20140922-0086873 and the Trust Beneficiary appointed James N. Bryan, Jr., P.C., as Successor Trustee in Instrument No. 20150701-0063557, in the Register's Office for said County.

Being the same property conveyed to Stratton Street Investments, LLC by Quitclaim deed from Taylor Evans Educational Land Trust, by James N. Bryan, Jr., P.C., as Trustee, of record in Instrument No. 20150702-0064041, Register's Office for Davidson County, Tennessee, dated July 1, 2015 and recorded on July 2, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 926 B North 6th Street, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2015.

Stratton Street Investments, LLC, a Tennessee Limited Liability Company

By: Charles F. Cline
Name: Charles F. Cline
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles F. Cline, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Stratton Street Investments, LLC a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of September, 2015.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018