ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
H & B Development Partners 1606 Twin Square Way Franklin, TN 37067	SAME AS NEW OWNER	Map and Parcel 09209033900
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Up Development, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto H & B Development Partners, a Tennessee partnership (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 44, RE-SUBDIVISION OF WILCOX PROPERTY, as shown on plat of record in Plat Book 421, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Final Decree Confirming Sale as recorded on the 4th day of August, 2014 in Instrument No. 20140804-0069504; Quitclaim Deed from Theressa Curll to UP Development, LLC, a Tennessee limited liability company as recorded on the 17th day of September, 2014 in Instrument No. 20140917-0085449 and Warranty Deed from Eric B. Walker to Theressa Curll, Unmarried as recorded on the 27th day of October, 2004 in Instrument No. 20041027-0129413, re-recorded at Instrument No. 20041105-0133683, in the Register's Office of Davidson County, Tennessee. An Agreed Order of record in Instrument Number 20150710-0067324, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown in Book 421, page 42, said Register's Office.
3. This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved real property located on 3307 Felicia Street, Nashville, Tennessee 37209.

BILL GARRETT, Davidson County
Trans:T20150088253 DEEDWARR
Recvd: 10/16/15 11:08 2 pgs
Fees:13.00 Taxes:703.00
20151016-0105375

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $190,000.00.
(
(
(Subscribed and sworn to before me
(this 14th day of October, 2015.
(
(
(
(My Commission Expires: 10/18/16

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of October, 2015.

UP DEVELOPMENT, LLC

BY: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Taylor McCain with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the Manager for Up Development, LLC and who acknowledged that he/she executed the same the foregoing instrument for the purposes herein contained as Manager for UP Development, LLC .

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of October, 2015.

ROBERT J. NOLEN III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires: _____

Notary Public