BILL GARRETT, Davidson County
Trans: T20150088779 DEEDWARR
Recvd: 10/19/15 12:24 2 pgs
Fees: 13.00 Taxes: 264.55
20151019-0106065

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,500.00

Affiant

Subscribed and sworn to before me as of the 14th day of October, 2015.

Notary Public

My Commission Expires: 06/19/16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
MID TN Partners, LLC 4206 Franklin Commons Court Franklin, TN 37067	SAME	093-16-0-104.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Jeffrey Strachan and Sheila DeBerry as joint tenants with the right of survivorship**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **MID TN Partners, LLC,** its successors and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Maury and Claiborne's Addition to Nashville of record in Plat Book 31, Page 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 35 feet on the North side of Green Street, and extends bank between parallel lines, 165 feet to an alley.

Being the same property conveyed to L. R. DeMarco, Trustee by Quitclaim Deed from Jeffrey Strachan of record in Instrument No. 20100527-0040815 Register's Office for Davidson County, Tennessee, dated May 25, 2010 and recorded on May 27, 2010 and within the same deed the said L. R. DeMarco, Trustee conveyed his interest in the subject property to Jeffrey Strachan and Sheila DeBerry, as joint tenants with the right of survivorship

Being also known as 54 Green Street Nashville, TN 372102762.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.

2. The taxes for 2015 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 14th day of October, 2015.

Jeffrey Strachan

Sheila DeBerry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jeffrey Strachan and Sheila DeBerry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Exp. 06/19/16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016