WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $78,700.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of November

Notary Public
My Commission expires: 1/15/19
(Affix Seal)

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Mid TN Partners, LLC	SAME	093-16-0-128.00
4206 Franklin Common Court		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Justin Cutler**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mid TN Partners, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 38 feet of Lots No. 120, 121, and 122 on the Plan of Maury and Claiborne's Addition to South Nashville, of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lots No. 120, 121 and 122 fronts 38 feet on the southerly side of Green, formerly Leigh Street and runs back between parallel lines with the easterly margin of an alley 105 feet to a dead line.

Being the same property conveyed to Justin Cutler, a single person, by deed from Mark Coleman Daly, a married person, on September 25, 2013, of record in Instrument Number 20131002-0103383, Register's Office for Davidson County, Tennessee. See also Order of Default Judgment in favor of Justin Cutler of record in Instrument Number 20140611-0050683; 20140710-0060716 and 20140827-0078061, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 84-85, Register's Office Davidson County, Tennessee.

This is improved property known as: **51 Green Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 10, 2015.

Justin Cutler by [illegible] as attorney-in-fact
Justin Cutler

Davidson County DEEDWARR
Recvd: 11/13/15 16:18 2 pgs
Fees:13.00 Taxes:291.19
20151113-0115748

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Justin Cutler, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Justin Cutler the bargainor(s), by the said Hal E. Wilson, IIIas Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of November, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.