THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126065** BILL GARRETT, Davidson County Trans:T20150106345 DEEDWARR Recvd: 12/16/15 14:23 2 pgs Fees:13.00 Taxes:333.00 20151216-0126630	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shville East 153, LLC 214 Sullivan ST, 5FL NYNY 10012 ATTN: Vic Zaraya	New Owner	Tax Parcel ID No. 07212003300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell Construction, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shville East 153, LLC, a New York limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Map of Waters Place on Maxey Lane, as of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to David Lee DeMoss, Sr. and wife, Mary B. DeMoss, by Deed dated May 11, 1973 from Morris Craig Hogue and wife, Edith Ann Hogue, of record in Book 4707, Page 14, Register's Office for Davidson County, Tennessee. David Lee DeMoss, Sr. and Mary B. DeMoss divorced by Final Decree filed May 29, 1992 in Docket No. 92D-444, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to said Final Decree, subject property would continue to be owned as tenants in common by the parties. David Lee DeMoss, Sr. died May 22, 2000. David Lee DeMoss, Sr. and David L. DeMoss, Sr. are one and the same person. Mary B. DeMoss, Madeleine DeMoss and Mary Madeleine Brew DeMoss are one and the same person. Sherry Bowman, a married person, David DeMoss, an unmarried person, Brent DeMoss, an unmarried person, and Karen DeMoss conveyed their interest to Mary B. DeMoss, an unmarried person, by Quitclaim Deed dated June 30, 2015, of record in Instrument No. 20150707-0065539, Register's Office for Davidson County, Tennessee. David DeMoss, Sherry D. Bowman, Brent DeMoss, and Karen DeMoss were determined to be the sole heirs-at-law by Affidavit of Heirship recorded in Instrument No. 20150722-0071864, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mitchell Construction, LLC, a Tennessee limited liability company by Warranty Deed from Mary B. DeMoss, unmarried, recorded on the 28th day of July, 2015 in Instrument No. 20150728-0074055, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WATERS PLACE ON MAXEY LANE, as recorded in Plat Book 332, Page(s) 136 and 137.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 456, Page 458.

This is improved property located at 153 PIEDMONT AVE Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2015.

Mitchell Construction, LLC

BY:_____
Cary Lee Mitchell, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cary Lee Mitchell, Jr**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of **Mitchell Construction, LLC**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of December 2015.

_____
Notary Public

My Commission Expires:_____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018