This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22997.2015

Davidson County DEEDWARR
Recvd: 12/17/15 11:18 4 pgs
Fees:23.00 Taxes:462.50
20151217-0126985

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
909 Development Group, LP 909 Division Street Suite 200 Nashville, TN 37203	Same	082 04 0 106.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, William Turner, III**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **909 Development Group, LP, a Tennessee limited partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 137 on the Map of Sharpe and Crutcher's Addition, of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee. Said Lot No. 137 fronts 60 feet on the westerly side of North 6th Street and runs back between parallel lines along the northerly margin of Bayard Avenue, 165 feet to an alley.

Being the same property conveyed to William Turner, III, unmarried, by Deed dated October 24, 2003 from Leland D. Watts, married and being of record in Instrument Number 20031027-0157842, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 57, Page 82, said Register's Office.

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, its successors and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1000 North 6th Street, Nashville, TN 37207.

Executed on this 16th day of December, 2015.

William Turner, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, William Turner, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of December, 2015.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 16th day of December, 2015.

Notary Public

My Commission Expires: 8-11-18



I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

