Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2015.

Notary Public
My Commission Expires:

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

BILL GARRETT, Davidson County
Trans:T20150107304 DEEDWARR
Recvd: 12/21/15 09:07 2 pgs
Fees:13.00 Taxes:832.50
20151221-0127677

15-0350

Address of New Owner:	Send Tax Bills to:	Tax Information:
Green Street Investors, LLC	New Owner	93 16
155 Green Street	1930 Southgate Ave	282.00
Nashville, TN 37211	Suite E	
	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Willcam Properties, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Green Street Investors, LLC,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Lot "B" on the Plan of Subdivision of the Homestead Block of the Hermitage Addition of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee, and part of a closed alley (Council Bill 64-358) being bounded on the North by Green Street, on the East by Ronnie L. Beddingfield, on the South by Interstate 40 and on the West by T.B. Mart, et al, described according to survey by Campbell McRea Surveying. (John Hood RLS #1838) dated February 25, 1999, as follows: Beginning at an iron rod (old) in the Southerly margin of Green Street (60' ROW), said rod being located at North 84 degrees 15 minutes 29 seconds West 59.58 feet from an iron rod (old) at the Northeast corner of the Ronnie L. Beddingfield land (Book 9632, Page 75, said Register's Office); thence leaving said Southerly margin of Green Street with said Beddingfield South 05 degrees 39 minutes 26 seconds West 146.77 feet to an iron pin (old) in the Northerly right of way of Interstate 40; thence with said Interstate 40 ROW North 53 degrees 31 minutes 46 seconds West 69.73 feet to an iron pin (new), being a corner to the T.B. Martin Sr. et al land (Book 7355, Page 991, said Register's Office); thence leaving said Interstate 40 ROW with said Martin North 00 degrees 57 minutes 47 seconds East 111.33 feet to an iron rod (new) in the Southerly margin of said Green Street; thence with said Southerly margin of Green Street, South 84 degrees 24 minutes 50 seconds East 69.00 feet to the point of beginning, containing 0.19 acres, more or less.

Being the same property conveyed to Willcam Properties, LLC by Warranty Deed from Mitchell E. Lynch and wife, Nicole M. Lynch,

Being the same property conveyed to Willcam Properties, LLC by Warranty Deed from Mitchell E. Lynch and wife, Nicole M. Lynch, recorded on the 17th day of November, 2011 in Instrument No. 20111117-0089844, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **155 Green Street, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 18th day of December, 2015.

Willcam Properties, LLC

BY: _____
Michael S. Petty, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael S. Petty, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Willcam, LLC, a Tennessee limited liability company, and that he is authorized by Willcam, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of December, 2015.

_____
Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

