WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $628,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

P-BR-15-1000-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cody Hodgson	NEW OWNER	
(NAME)	(NAME)	**105132B00100CO**
1000 Lawrence Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHELBY STREET PARTNERS, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CODY HODGSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Lawrence Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for Lawrence Avenue Townhomes, of record at Instrument No. 20150522-0047578, in the Register's Office of Davidson County, Tennessee and Plat attached as Exhibit "C" to which Declarations of Covenants, Conditions and Restrictions referenced is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Scott C. Mayo and wife, Elizabeth J. Mayo to Shelby Street Partners, GP, as recorded on the 28th day of October, 2014 in Instrument No. 20141028-0099370 and part of Warranty Deed from Susan Minzak, married to Scott C. Mayo and wife, Elizabeth J. Mayo, as recorded on the 12th day of January, 2005 in Instrument No. 20050112-0004568, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 421, Page 10 and Plat Book 21, Page 48;
- Covenants, Conditions and Restrictions of record in Instrument No. 20150522-0047578;
- Charter of record in Instrument No. 20150611-0055503, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Lawrence Avenue, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150108693 DEEDWARR
Recvd: 12/28/15 08:23 2 pgs
Fees:13.00 Taxes:2323.60
20151228-0129484

Witness my/our hand(s) this the 18th DAY OF DECEMBER, 2015.

Shelby Street Partners, GP

By: _____
Michael Garafola, Partner

By: _____
Ashley Dugger, Partner

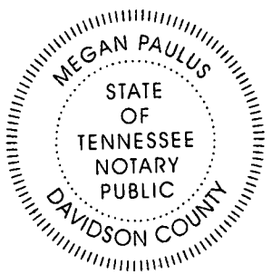
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Garafola and Ashley Dugger, signing for Shelby Street Partners, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of Shelby Street Partners, GP, the within named bargainor, a partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of December, 2015.

_____
Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212