THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 2016 Notary Public MY COMMISSION EXPIRES: 8-17-19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160003915 DEEDWARR
Recvd: 01/15/16 09:28 2 pgs
Fees: 13.00 Taxes: 2238.50
20160115-0004297

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2799 Partners Trust	Owner at Owner's Address	MAP
6033 Wellesley Way		PARCEL 11909015600
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Wade Eitniear**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald R. Stanley, Trustee of the 2799 Partners Trust**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
A tract of land in the 6th Civil District of Davidson County, Tennessee being part of Lot No. 1 on the Map of the Patterson Tract, as of record in Book 161, Page 85, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, November 12, 1954, as follows:
Beginning on the westerly margin of Foster Avenue at the northeast corner of the property conveyed to Fred A. Rich by deed from Clay O. Huskey and wife, of record in Book 2494, Page 3, said Register's Office; thence with said Rich's northerly line westwardly 212 feet, more or less, to a point, being said Rich's northwest corner; thence north 19 degrees 15' west 169.2 feet to an iron pin in the southerly margin of Carter Street as shown on said survey; thence with same south 75 degrees 45' east 230 feet to the westerly margin of said Foster Avenue; thence with same south 27 degrees 45' east 83 feet to the beginning.

TRACT 2:
Being part of Lot 1 on the map of the Patterson Tract as of record in Book 161, Page 85, Register's Office for Davidson County, Tennessee; AND also being part of the property described in Book 5230, Page 416, Register's Office for Davidson County, Tennessee and as described in a survey of Michael B. Homes RLS TN #213 dated 10-7-94.
Beginning on the Westerly margin of Foster Avenue at the intersection of Carter Street; thence South 24 degree 51' 41" East 83.00 feet to an iron pin, being the Northeast corners of the Ethel Rich Marshall property, thence with original property line, South 85 degrees 24' 114" West, 159.42 feet to true point of beginning: thence South 69 degrees 55' 49" West 50.56 feet to a point; thence North 18 degrees 02' 48" West 13.87 feet to an iron pin set, said point being Ann Eitniear's original Southwest corner; thence with original line between Eitniear and Marshall, North 85 degrees 24' 14" East 51.96 feet to the point of beginning.

Being the same property conveyed to Robert Wade Eitniear unmarried by Warranty Deed dated 04/10/1997 from Debra Rondolet, and husband, Duane Rondolet of record in Book 10414, Page 15, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2799 Foster Avenue, Nashville, TN 37210.**

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 _____ hand( ) this the 12th day of January, 2016.

Robert Wade Eitniear

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 **Robert Wade Eitniear** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of January, 2016.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY