THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 01/19/16 15:34 3 pgs
Fees:18.00 Taxes:425.50
20160119-0005392

WARRANTY DEED

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Ashley Rivers
Affiant

Subscribed and sworn to before me as of the 15th day of January, 2016.

Notary Public

My Commission Expires: 3/10/2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Zach Warren, and Jennifer Epperson 611 Shady Lane Nashville, TN 37206	SAME	071-15-0-342.00 and 071-15-0341.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MID TN Partners, LLC**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Zach Warren, unmarried and Jennifer Epperson, unmarried** Tenants in common with Right of Survivorship, their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Parcel 1:

Located in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING the easterly 52 feet of Lot No. 70 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Said part of Lot No. 70 fronts 52 feet on the southerly side of Richardson Avenue, formerly Scott Street, and runs back between parallel lines with the westerly margin of an alley 56.5 feet to a line.

Being the same property conveyed to MID TN Partners, LLC, by Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20150107-0001579, Register's Office for Davidson County, Tennessee, dated July 17, 2014, and recorded on January 7, 2015

Being unimproved property known as 201 Richardson Avenue, Nashville, TN 37207.

Parcel 2:

Land in Davidson County, Tennessee, being the West 129 feet of Lot No. 70 on the Plan of The Benedict Land Co's Subdivision of The Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 56.5 feet, more or less, on the easterly side of North Second Street and runs back between parallel lines along the South margin of Richardson Street, 129 feet to a dead line.

Being the same property conveyed to Mid Tn Partners, LLC by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20130805-0081704 Register's Office for Davidson County, Tennessee, dated 07/30/2013 and recorded on 08/05/2013.

Being unimproved property known as 1129 N. 2nd Street Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

This conveyance is subject to all restrictions, easements and planning documents or record, and current year's taxes and subsequent years, a lien not yet due and payable.

Grantor further covenants and binds itself, their successor and/or assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 15th day of January, 2016.

MID TN PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Jason Hand, Member

By: _____
Jeremiah Pierce, Member

By: _____
Hitesh Patel, Member

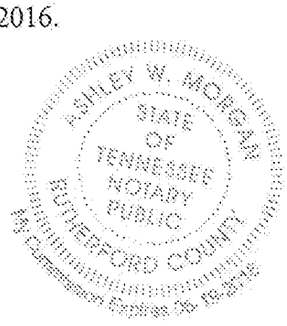
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jason Hand, Jeremiah Pierce and Hitesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of MID TN PARTNERS, LLC the within named bargainor, and that they in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by themselves as Members.

Witness my hand and official seal in Nashville, Tennessee this 15th day of January, 2016.

_____
Notary Public

My Commission Expires: 4/19/16



True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY