WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/16 15:30 2 pgs
Fees:13.00 Taxes:481.00
20160121-0006410

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF Jan, 2016

Notary Public

MY COMMISSION EXPIRES: 10/17/16

(AFFIX SEAL)

MST 2015-1489

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Ryan McCready	New Owner	092-13-0-254.00
(NAME)	(NAME)	
226 Orlando Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **H&B Development Partners, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Ryan McCready,** 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:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of A Re-Subdivision of Charlotte Park Second Addition Extended-Block 33 of record in Plat Book 2330, Page 135, 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 Lot No. 84 fronts 50 feet on the Northerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Raymond P. Curtis and Evelyn F. Curtis by Warranty deed from Carl E. Teal and wife, Eileen C. Teal of record in Book 4644, page 852, Register's Office for Davidson County, Tennessee, dated September 19, 1972 and recorded on October 10, 1972. (Value or consideration shown in aforementioned deed $8,000.00.).

Being the same property conveyed to H&B Development Partners, a Tennessee General Partnership by Warranty deed from Evelyn F. Curtis, unmarried of record in Instrument No. 20150424-0036904 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 24, 2015. (Value of consideration shown in aforementioned deed $128,500.00.) Being also known as 3812 Dakota Avenue Nashville, TN 372093711.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016 a lien, due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 135, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 2862, Page 155 and Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

This property, known as 3812 Dakota Avenue, Nashville, TN 37209-3711

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 21st DAY OF JANUARY, 2016.

H&B Development Partners, a Tennessee general partnership

BY: _____

Title: CEO

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself, Agent of H&B Development Partners, a Tennessee general partnership, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself, as Agent of H&B Development Partners, of said company.

Witness my hand and official seal, at Franklin, TN, this the 21st day of JANUARY, 2016.

_____
Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: _____

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016