BILL GARRETT, Davidson County
Trans:T20160013194 DEEDWARRSP
Recvd: 02/17/16 14:30 4 pgs
Fees:23.00 Taxes:2633.94
20160217-0015079

This instrument prepared by and return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Avalon Midtown, GP 1720 West End Ave., Ste. 600 Nashville, TN 37203	New Owner	09212046900

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mark Alan Doyne and Stephen Eric Doyne, Tenants in Common** have this day bargained and sold, and do hereby transfer and convey unto the said **Avalon Midtown, GP, a Tennessee General Partnership**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Being Lot No. 77 on the plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County. Said lot No. 77 fronts 50 feet on the Southerly side of Hayes Street and runs back between parallel lines, with the Easterly margin of 18th Avenue North, formerly Vanderbilt Avenue, 180 feet to an alley.

Being the same property conveyed to George W. Doyne and wife, Gertrude O. Doyne by Warranty Deed from Olivia B. Lineberry, dated January 15, 1953, recorded January 16, 1953, of record in Book 2106, Page 450, Register's Office for Davidson County, Tennessee. The said George W. Doyne having died on January 14, 1970, property vesting in Gertrude O. Doyne as the surviving tenant by the entirety. Further, Gertrude O. Doyne having died on April 28, 2001, property was conveyed to Mark Alan Doyne, Stephen Eric Doyne, and Stanley J. Doyne, as tenants in common by Executor's Quitclaim Deed from Mark Alan Doyne and Rita D. Doyne, as Personal Representatives in accordance with the provisions of the Will of Gertrude O. Doyne. Stanley J. Doyne having since died on November 16, 2012, leaving Mark A. Doyne and Stephen E. Doyne as his sole surviving heirs according to Affidavits of Heirship of record in Instrument Nos. 20130617-0061526, 20131126-0121546 and 20131126-0121547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOYD HOME TRACT, as recorded in Plat Book 21, Page(s) 39, RODC, TN.
- Unrecorded lease between Grantors, as landlord to Vastland Development Partnership, (an affiliate of Grantee) as tenant.

This is unimproved property, known as **1719 Hayes St., Nashville, TN 37203**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were

free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 hand this 15th day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mark A. Doyne

Stephen E. Doyne

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. DOYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN E. DOYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2016.

Notary Public
My Commission Expires: March 11, 2018
(SEAL)

CAMIL HELOU SAAB
Commission No. 2060212
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires March 11, 2018

free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 hand this 15th day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mark A. Doyne

Mark A. Doyne

_____

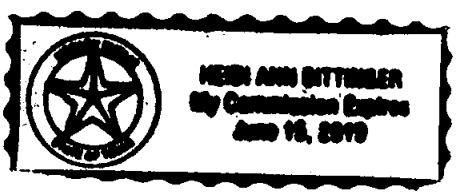
Stephen E. Doyne

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. DOYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2016.

Heidi Ann Bittinger
Notary Public
My Commission Expires: 6/15/19
(SEAL)



STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN E. DOYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $711,875.00.

Affiant

Subscribed and sworn to before me this the 15th day of February 2016.

Notary Public

My commission expires: 3-6-18

(Affix Seal)

