GENERAL WARRANTY DEED

This Instrument prepared by:
SHERRARD & ROE, PLC (KAB)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20160089508 DEEDWARR
Recvd: 10/11/16 12:17 4 pgs
Fees:23.00 Taxes:471.75
20161011-0107372

GRANTOR: **Sixth Street Associates, a limited partnership with Robert N. Moore, Jr. as general partner**

GRANTEE: **Phil Seagraves**

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel /No.
Phil Seagraves 404 Cleveland Street Nashville, Tennessee 37027	Same	082-07-406.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by **Phil Seagraves, GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, Sixth Street Associates, a limited partnership with Robert N. Moore, Jr. as general partner,** hereby bargains, sells and conveys to **GRANTEE**, his successors and assigns, all of its right, title and interest in following described parcel of real estate located in Davidson County, Tennessee (the "Property"):

See Exhibit "A" attached.

The Property is improved property located at 404 Cleveland Street, Nashville, Tennessee 37027.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the **GRANTEE**, its successors and assigns forever.

GRANTOR covenants that **GRANTOR** is lawfully seized and possessed of the Property in fee simple, the **GRANTOR** has a good right to convey his interest in the Property, and **GRANTOR'S** interest in the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit "B", to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit "B", **GRANTOR** does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the **GRANTEE**, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 6 day of October, 2016.

SIXTH STREET ASSOCIATES, A LIMITED PARTNERSHIP WITH ROBERT N. MOORE, JR. AS GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SIXTH STREET ASSOCIATES, A LIMITED PARTNERSHIP WITH ROBERT N. MOORE, JR. AS GENERAL PARTNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 6 day of October, 2016.

KIMBERLY J. CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My commission expires: 5-6-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $ 127,500.00.

Affiant

Sworn to and subscribed before me this 7th day of ~~December~~ October, 2016

Notary Public
My Commission Expires

ROBERT D. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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EXHIBIT "A"

Property Description

Being Lot No. 17 and part of Lot No. 16 on the Map of Millers Addition to Edgefield, now East Nashville, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the westerly margin of North Fifth Street at the common corner of Lots Nos. 17 and 18; thence with the line between said Lots North 82° 45' West 170.00 feet to the easterly margin of an alley; thence with said alley North 8° 04' East 113.42 feet to the southerly margin of Cleveland Street, as relocated; thence with the southerly margin of Cleveland Street, as relocated, South 66° 02' East 164.44 feet to a point at the beginning of a curve; thence with said curve with a radius of 17.00 feet in a southeasterly direction 21.99 feet to the westerly margin of North Fifth Street; thence with the margin of said Street South 8° 04' West 49.60 feet to the beginning.

Being the same property conveyed to Sixth Street Associates, a Limited Partnership with Robert N. Moore, Jr. as the General Partner, by deed from Janet D. Friedland, Executrix of the Estate of Mel J. Friedland, of record at Book 5828, Page 911, Register's Office for Davidson County, Tennessee.

Said limited partnership has never filed a certificate of cancellation and has been winding up the partnership since the date of its dissolution.

EXHIBIT "B"
Encumbrances

1. Subject to all matters as shown on plat of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

2. Davidson County taxes for 2015 were paid in the amount of $2,908.30.

3. Taxes for 2016 and subsequent years, a lien not yet due and payable.