WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2017.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Y-DG-17-1033

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heller Investments, LLC	NEW OWNER	
(NAME)	(NAME)	**081-16-0-189.00**
1017 LIVINGSTONE LN		
(ADDRESS)	(ADDRESS)	
MT JULIET, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **909 DEVELOPMENT GROUP, LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HELLER INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 89 on the Plan of McGavock's Town, North Nashville of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Barbara L. Garner and Richard I. Garner, wife and husband by Warranty Deed from Walter P. Carney and Sandra D. Carney, husband and wife of record in Instrument No. 20030422-0052759 Register's Office for Davidson County, Tennessee, dated April 15, 2003 and recorded on April 22, 2003.

Being a portion of the same property conveyed to 909 Development Group, LP, an active Tennessee limited partnership by Warranty Deed from Dakota Wind Properties, LLC, an active Tennessee limited liability company of record in Instrument No. 20141218-0115978 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 18, 2014.

Being a portion of the same property conveyed to 909 Development Group, LP, a Tennessee limited partnership by Warranty Deed from Barbara L. Garner and husband, Richard I. Garner of record in Instrument No. 20160927-0101537 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016.

Being the same property conveyed to 909 Development Group, LP, an Active Tennessee Limited Partnership by Quitclaim Deed from 909 Development Group, LP, an Active Tennessee Limited Partnership of record in Instrument No. 20170221-0016955 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1033 Monroe Street , Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170055475 DEEDWARR
Recvd: 06/28/17 15:38 2 pgs
Fees:13.00 Taxes:911.13

20170628-0065254

Witness my/our hand(s) this the 26th DAY OF JUNE, 2017.

909 Development Group, LP, a Tennessee limited partnership

BY: _____
David Lutz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID LUTZ, signing for 909 Development Group, LP, a Tennessee Limited Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of 909 Development Group, LP, a Tennessee Limited Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of April, 2017.

_____
Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212