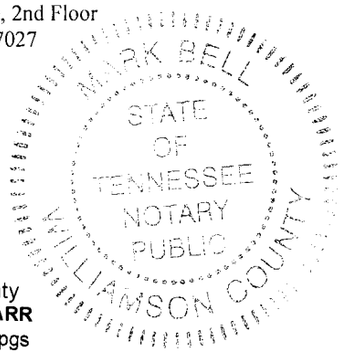
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 13th day of September, 2017.

Notary Public
My commission expires: 1/17/21

Bill Garrett Davidson County
Batch# 744 **DEEDWARR**
09/14/2017 10:08:57 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20170914-0093882

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Midtown Realty, LLC 500 Napoleon Ave & 2101 Canady Ave Nashville, TN 37211	Midtown Realty, LLC P.O. Box 331235 Nashville, TN 37203	10516015600 & 10516015700

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAY T. SUGGS, a single person, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 33 on the Plan of John M. Canadys Subdivision of Westlawn of record in Plat Book 332, Page 90, 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 one half of Lot No. 33 fronts 50 feet on the southerly side of Napoleon Street and runs back between parallel lines with the westerly margin of said Canady Avenue 100 feet.

Being the same property conveyed to Belle Meade Decorating Co. by Warranty deed from Carroll B. Cordell and wife, Teresa A. Cordell of record in Book 7664, page 69, Register's Office for Davidson County, Tennessee, dated September 28, 1988 and recorded on September 28, 1988.

Being also known as 500 Napoleon Ave Nashville, Tennessee 37211. (Map/Par: 10516015600)

Tract II:

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 33 on the Plan of John M. Canadys Subdivision of Westlawn of record in Plat Book 332, Page 90, 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 Lot No. 33 fronts 100 feet on the westerly side of Canady Street and runs back with the southerly side of said Lot between parallel lines 50 feet on the westerly margin of Lot 33.

Being the same property conveyed to Ray Suggs and James Guye, d/b/a Belle Meade Decorating Co. by Warranty deed from Volina Meadows, Lee Strube, Mildred Winfrey and B. L. Bradley, all the heirs at law of Alma B. Stallings, deceased of record in Book 7801, page 332, Register's Office for Davidson County, Tennessee, dated March 22, 1989 and recorded on March 27, 1989.

Being also known as 2101 Canady Ave. Nashville, Tennessee 37211. (Map/Par: 10516015700)

Tracts I & II being the same property conveyed to Stephen L. Edwards and further conveyed to Ray T. Suggs, a single person by Quitclaim deed from Ray T. Suggs and James W. Guye, d/b/a Belle Meade Decorating Co. of record in Book 8001, page 951, Register's Office for Davidson County, Tennessee, dated December 7, 1989 and recorded on December 8, 1989.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 500 Napoleon Ave & 2101 Canady Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of September, 2017.

Ray T. Suggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray T. Suggs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2017.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY