Bill Garrett Davidson County
Batch# 49268 DEEDWARR
01/19/2018 12:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20180119-0005861

#34056

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34056-12-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me this 17th day of January, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: YMZ Partners, LLC 4301 Hillsboro Rd, Suite 100 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 092 09 0 373 00, 092 09 0 374 00, 092 09 0 375 00 & 092 09 0 376 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrell Breaux and wife, Linda Breaux** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **YMZ Partners, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Trevor Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of January, 2018.

Darrell Breaux

Linda Breaux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darrell Breaux and Linda Breaux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Tract One:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Westerly part of Lot No. 10 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Trevor Street, 63.88 feet in a Westerly direction from the Northeast corner of Lot No. 10; thence in a Westerly direction with the Southerly margin of Trevor Street 81.12 feet to an alley; thence in a Southerly direction with the Easterly margin of the alley 50 feet to the Southwest corner of Lot No. 10; thence in an Easterly direction with the common line between Lots 10 and 11 of the said Plan of Resubdivision 84.62 feet to the Southeast corner of the property hereby conveyed; thence North 02 deg. 59 min. 52 sec. East 50.05 feet to the beginning.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom is the following tract:

Being a part of Lot No. 11 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of 32nd Court, said point being the common corner between Lots 12 and 11 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of 32nd Court and the Easterly boundary of said Lot 11 N 01 deg. 00 min. 21 sec. E 50 feet to the common corner between Lots 10 and 11 of the aforesaid subdivision; thence with the common line between said lots 10 and 11, S 89 deg. 48 min. 28 Sec. W 65.38 feet to a point; thence S 02 deg. 59 min. 52 sec. E 50.05 feet to a point in the common line between said lots 11 and 12; thence with the common line between said lots 11 and 12 N 89 deg. 48 min. 28 sec. E 61.89 feet to the point of beginning, containing 3,181.00 square feet.

Tract Three:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom is the following tract:

Being part of Lot No. 12 on the plan of the resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point the Westerly margin of 32nd Court, said point being the common corner between Lots 12 and 13 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of 32nd Court and the Easterly boundary of said Lot 12, N 01 deg. 00 min. 21 sec. E, 50 feet to the common corner between Lots 11 and 12 of the above mentioned subdivision; thence with the common line between said Lots 11 and 12, S 89 deg. 48 min. 28 sec. W 61.89 feet to a point; thence S 02 deg. 59 min. 52 sec. E 50.05 feet to a point in the common line between said Lots 12 and 13; thence with the common line between said Lots 12 and 13, N 89 deg. 48 min. 28 sec. E 58.39 feet to the point of beginning, containing 3,006.00 square feet.

Tract Four:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom is the following tract:

Being a part of Lot No. 13 on the plan of the resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning in the Westerly margin of 32nd Court at a point, said point being the common corner of Lots 13 and 14 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of 32nd Court and the Easterly boundary of said Lot No. 13, North 01 degree 00 minutes 21 seconds East 50 feet to the common corner between Lots 12 and 13 of the above mentioned subdivision; thence with the common line between said Lots 12 and 13, South 89 degrees 48 minutes 28 seconds West 58.39 feet to a point; thence South 02 degrees 59 minutes 52 seconds East 56.05 feet to a point in the common line between said Lots 13 and 14; thence with the common line between said Lots 13 and 14, North 89 degrees 48 minutes 28 seconds East 54.90 feet to the point of beginning, containing 2,832.00 square feet.

Being part of the same property conveyed to Darrell Breaux and wife, Linda Breaux by Warranty Deed from Walter McCauley, recorded on the 13th day of November, 2013 in Instrument No. 20131113-0117151 as corrected at Instrument No. 20171129-0121740, in the Register's Office of Davidson County, Tennessee, and by Quitclaim Deed from Leigh-Land Stables LLC, a Tennessee limited liability company of record in Instrument No. _201801190005859____, and by Quitclaim Deed from Mildred Hudgins Realty, LLC, a Tennessee limited liability company, of record in Instrument No. _201801190005860____, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. All matters appearing on the Plan of record as Book 421, page 42, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

