Karen Y Johnson Davidson County
Batch# 175142 DEEDWARR
12/18/2018 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20181218-0122747

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney,
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 799,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2018.

Notary Public

COMMISSION EXPIRES: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
40 Middleton Partners, LLC	Same As New owner	093-11-0-192
(NAME)	(NAME)	
1033 Demonbreun Street, Ste 600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **James D. Wamble and Alisa S. Wamble, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **40 Middleton Partners, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD (OLD) AT THE INTERSECTION OF THE WESTERN MARGIN OF MIDDLETON STREET (60 FEET RIGHT-OF-WAY) AND THE NORTHERN MARGIN OF METRO ALLEY #120 (15 FEET RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID WESTERN MARGIN OF MIDDLETON STREET AND FOLLOWING SAID NORTHERN MARGIN OF METRO ALLEY #120 NORTH 62 DEGREES 16 MINUTES 00 SECONDS WEST, 109.15 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE WALL 2 WALL VENTURES, LLC PROPERTY, AS OF RECORD IN INSTRUMENT NO. 20080619-0063373, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, LEAVING SAID NORTHERN MARGIN OF METRO ALLEY #120 AND FOLLOWING AN EASTERN BOUNDARY OF SAID WALL 2 WALL VENTURES, LLC PROPERTY NORTH 28 DEGREES 09 MINUTES 05 SECONDS EAST, 51.82 FEET TO A MAG NAIL (OLD), SAID MAG NAIL BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, LEAVING SAID EASTERN BOUNDARY OF THE WALL 2 WALL VENTURES, LLC PROPERTY AND FOLLOWING A SOUTHERN BOUNDARY OF SAID WALL 2 WALL VENTURES, LLC PROPERTY AND CONTINUING ALONG THE SOUTHERN BOUNDARY OF THE PATRICIA E. WALL & PENDLETON SQUARE TRUST COMPANY, LLC PROPERTY, AS OF RECORD IN INSTRUMENT NO. 20180521~ 0048385, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE SOUTH 62 DEGREES 26 MINUTES 08 SECONDS EAST, 144.16 FEET TO AN IRON ROD (OLD) ON SAID WESTERN MARGIN OF MIDDLETON STREET, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID WALL PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, LEAVING SAID SOUTHERN BOUNDARY OF THE PATRICIA E. WALL & PENDLETON SQUARE TRUST COMPANY, LLC PROPERTY AND FOLLOWING SAID WESTERN MARGIN OF MIDDLETON STREET SOUTH 61 DEGREES 50 MINUTES 58 SECONDS WEST, 63.10 FEET TO THE POINT OF BEGINNING, CONTAINING 6,586 SQUARE FEET OR 0.15 ACRES.

THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR ONE ANCHOR AND GUY WIRE ALONG THE ALLEY GRANTED TO POSTAL TELEGRAPH CABLE COMPANY, AS OF RECORD IN DEED BOOK 724, PAGE 37, R.O.D.C., TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES D. WAMBLE AND ALISA S. WAMBLE, HUSBAND AND WIFE BY DEED FROM DNA MIRACLE PROPERTIES, LLC, FILED FOR RECORD ON DECEMBER 28, 2009, IN INSTRUMENT NUMBER 20091228-0117208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

his is Improved property, known as 40 Middleton Street Nashville TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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, its, successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this 17th day of December, 2018.

James D. Wamble

Alisa S. Wamble

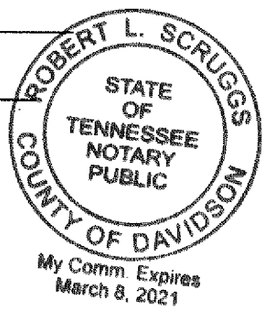
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **James D. Wamble and Alisa S. Wamble,** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of December 2018.

Notary

Commission Expires: _____



Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

