WARRANTY DEED

Karen Johnson Davidson County
Batch# 202821 **DEEDWARR**
03/06/2019 02:59:26 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20190306-0020654

W-TWG-18-5100

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 07/16/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

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)
Michigan Avenue Partners, LLC	**Income Property Group c/o Stephen Brink**	
(NAME)	(NAME)	
5100 Michigan Avenue and 1003 51st Avenue N	**205 Powell Place**	**091-07-3D-001.00-CO** **091-07-3D-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brentwood, TN 37221**	
(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, **STEPHEN S. MORRIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHIGAN AVENUE PARTNERS, 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:

Parcel 1: 5100 Michigan Avenue
Land in Davidson County, Tennessee, being Unit A of Homes at 5100 Michigan Avenue, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5100 Michigan Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160127-0007737, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel 2: 1003 51st Ave N
Land in Davidson County, Tennessee, being Unit B of Homes at 5100 Michigan Avenue, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5100 Michigan Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160127-0007737, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Stephen S. Morris by Quitclaim Deed from Stephen S. Morris, of record in Instrument No. 20160106-0001317, Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 06, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan attached as Exhibit "B" to the Declaration of record in Instrument No. 20160127-0007737, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20160127-0007737, 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: **5100 Michigan Avenue and 1003 51st Avenue N, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 5th DAY OF MARCH, 2019.

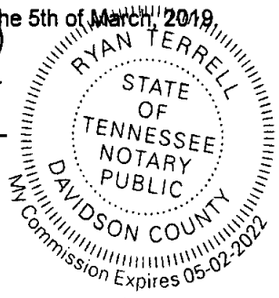
Stephen S. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN S. MORRIS, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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