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. 34648-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 15th day of March, 2019. Notary Public My Commission Expires: 11-3-2020

DANIEL AHLBRANDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: David Ephraim Conrad 813 Russell St. Nashville, TN 37206	**Send Tax Bills To:** David Ephraim Conrad 813 Russell St. Nashville, TN 37206	**Tax Information:** Map and Parcel No.: 053 12 0 185 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, **December Morning Properties Partnership**, a Tennessee General Partnership and **Steven Joseph Goodie**, individually ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Ephraim Conrad,** a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3008 Lakeshore Drive, Old Hickory, TN 37138.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

Karen Johnson Davidson County
Batch# 206996 DEEDWARR
03/18/2019 11:18:07 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20190318-0024388

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of March, 2019.

December Morning Properties Partnership, a Tennessee general partnership

BY: Steven Joseph Goodie, sole surviving partner

Steven Joseph Goodie, Sole Surviving Partner

Steven Joseph Goodie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Joseph Goodie , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Sole Surviving Partner of December Morning Properties, the within names bargainor, a Tennessee general partnership, and that he as such partner executed the within instrument for the purposes therein contained by signing the name of the partnership as sole surviving partner.

Witness my hand, at office, this 15th day of March, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 15th day of March, 2019.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1, Section 2 on the plan of Life and Casualty Insurance Company's Subdivison of Dabbs and Elliotts Property, known as Dupontonia, of record in Plat Book 843, page 56, Register's Office for said County and State, described as follows:

Beginning at a point on the southwesterly margin of Lakeshore Drive, formerly Pitts Avenue, 50 feet southeasterly from the southeast corner of 32nd Street and Lakeshore Drive 129 feet to the northwest corner of Lot No. 2, Section No. 2 on said plan; thence with the line between Lot Nos. 1 & 2 on the said plan, South 41 deg. 31 minutes West 100 feet to a point; thence northwestwardly and parallel to the southeasterly margin of 32nd Street, 30 feet to a point; thence northwestwardly and parallel to said Lakeshore Drive 50 feet to a point 50 feet southeast of the southeasterly margin of 32nd Street; thence northeastwardly 50 feet southeast of the southeasterly margin of 32nd Street; thence northeastwardly and parallel to said 32nd Street, 130 feet to the point of beginning.

There is expressly excluded from the aforementioned tract of land the property which was conveyed to the U.S.A. for purposes of the Old Hickory Lock and Dam Project, by deed of record in Book 2158, page 639, said Register's Office.

Being the same property conveyed to December Morning Properties Partnership, a Tennessee general partnership comprised of Susannah "Sukey" Jane Smith and Steven Joseph Goodie by deed dated October 17, 2014 from Susan M. Williams, unmarried, of record in Instrument No. 20141017-0096109, Register's Office for Davidson County, Tennessee. Susannah "Sukey" Jane Smith having since died on September 10, 2018. Pursuant to paragraph No. 23 of the Partnership Agreement, the interest of a deceased partner shall upon death be vested in the surviving partner. Steven Joseph Goodie being the sole surviving partner.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 053 12 0 185 00.
2. All matters appearing on the Plan of record as Book 843, page 56, Register's Office for Davidson County, Tennessee.
3. Easement for the flow of the Cumberland River across the subject premises. Rights or claims of parties in possession.