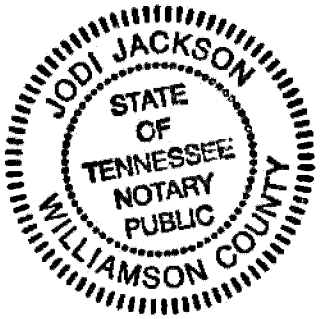
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alex Investment Partners, a Tennessee general partnership	Alex Investment Partners, a Tennessee general partnership	119 05 0 023.00
(NAME)	(NAME)	
2012 25th Ave. South	2012 25th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tyler Stewart and Nathalie Stewart, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alex Investment Partners, a Tennessee general partnership**, hereinafter called the Grantees, their heirs 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, being the westerly one-half of Lot No. 4 of Block No. 28 on the map of the Resubdivision of part of the Cumberland Nurseries as of record in Book 161, Page 166, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 66 feet on the southerly side of Peachtree Street and runs back between parallel lines 248 feet to the north line of Lot No. 8 on said plan.

Being the same property conveyed to Tyler Stewart and Nathalie Stewart, husband and wife by Special Warranty Deed from ING Bank, FSB, by NRT REO Experts LLC, Attorney In-Fact dated April 19, 2012 and recorded May 17, 2012 as Instrument No. 201205170042862, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Tyler Stewart and Nathalie Stewart, husband and wife by Quit Claim Deed from Tyler Stewart and Natalie Stewart (aka Nathaline Stewart), husband and wife dated July 26, 2013 and recorded August 2, 2013 as Instrument No. 201308020080713, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1904312SSO

Karen Johnson Davidson County
Batch# 236073 DEEDWARR
05/29/2019 03:24:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20190529-0050837

unimproved ☐

This is improved ☒ property, known as 303 Peachtree Street, Nashville, TN 37210

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 24 day of May, 2019

Tyler Stewart

Nathalie Stewart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tyler Stewart and Nathalie Stewart, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: GRN-1904312SSO