(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/04 13:41 2pgs
Fees:13.00 Taxes:221.63
20040503-0050091



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$40,000.00~~ $9,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Investors Development, LLC, a Tennessee Limited Liability Company	SAME	Parcel ID 02008007100
(NAME)	(NAME)	
4544 HARDING RD., STE 21		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(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, **Reginald Bartlett, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Investors Development, LLC, a Tennessee Limited Liability Company and Suwannee Properties, LLC, a Limited Liability Company of Wyoming,** 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 Lot Number 281 on the Plan of Bordeaux Gardens, Section 1, as of record in Book 3300, page 91, Register's Office of Davidson County, Tennessee.

Said Lot No. 281 fronts 55 feet on the westerly side of Panorama Drive and extends back 175.0 feet on the northerly line and 166.67 feet on the southerly line to a dead line in the rear, measuring 55.57 feet thereon.

Being the same property conveyed to Felix G. Bartlett and wife, Annie Ruth Bartlett by deed of Maudrice Garett, a widow, of record in Book 4919, page 779, Register's Office of Davidson County, Tennessee. The said Annie Ruth Bartlett is deceased and said property vested to Felix G. Bartlett by operation of law as the surviving tenant by the entireties. The said Felix G. Bartlett died December 1, 2003 and having only one son, Reginald Bartlett, who is the sole heir

Encumbered by: Matters as shown on the Plan of Bordeaux Gardens Phase 1 of record in Plat Book 3300, page 91, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions for Bordeaux Gardens Phase 1 of record Book 3465, page 403, said Register's Office; 2004 County Taxes constitute a lien but are not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3243 Panorama Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 30th day of April, 2004.

Reginald Bartlett

Reginald Bartlett, sole heir of Felix G. Bartlett

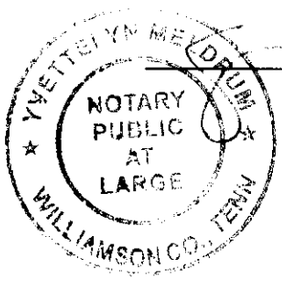
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Reginald Bartlett, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of April, 2004.

Commission expires:



Notary Public