BILL GARRETT, Davidson County
Trans:T20100029063 DEEDWARR
Recvd: 05/14/10 09:42 2 pgs
Fees:13.00 Taxes:573.50

20100514-0037192

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MAY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SP-VI WABASH PROPERTIES, LLC, an Ohio Limited liability company		
5940 Wilcox Place, Ste. A (ADDRESS)	(NAME) Same (ADDRESS)	064-13-0A-009
Dublin, OH 43016 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TINA HARVAT MURRAY and TANA SOWELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SP-VI WABASH PROPERTIES, LLC, an Ohio Limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 9, AS SHOWN ON THE MAP ENTITLED THE VILLAGES AT SOUTHFORK, OF RECORD AS PLAT BOOK 6900, PAGE 482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TINA HARVAT AND TANA SOWELL, AS JOINT TENANTS WITH NO RIGHT OF SURVIVORSHIP, BY DEED FROM PAULINE PEWETT, OF RECORD AS INSTRUMENT NO. 20011107-0122357, DATED NOVEMBER 7, 2001, SAID REGISTER'S OFFICE. TINA HARVAT IS NOW TINA HARVAT MURRAY .

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 649 Hardin Shire Dr., Old Hickory, TN 37138
(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/our hand(s) this 11th day of May, 2010.

WARRANTY DEED
(Continued)

Tina Harvat Murray
TINA HARVAT MURRAY

Tana Sowell
TANA SOWELL

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA HARVAT MURRAY, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11TH day of MAY, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANA SOWELL, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfacory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11TH day of MAY, 2010.

Mary Birthright Notary Public

My commission expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011