Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12030008

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF March, 2012.

NOTARY PUBLIC

My Commission expires: 2/29/14

Address of New Owner
Pantheon Development Partners, LLC
1389 Moonlight Trail
Brentwood, TN 37027

Send Tax Bills To:
Same

Tax Information:
083-03-0-428.00

BILL GARRETT, Davidson County
Trans:T20120021559 DEEDWARR
Recvd: 03/26/12 10:32 2 pgs
Fees:13.00 Taxes:277.50
20120326-0025288

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Melvin C. Tucker, III, married,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Pantheon Development Partners, LLC.,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, described as follows:

BEING Lot No. 2 on the Final Plat, Resubdivision of Part of Lot 51 on the Plan of Brownsville of record as Instrument No. 20060330-0035940 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melvin C. Tucker, III by deed from Park Place Construction, LLC dated 07/23/2008 and recorded 07/30/2008 as Instrument No: 20080730-0077680, Register's Office for Davidson County, Tennessee.

Being unimproved property not used as the residence of Grantor.

This is unimproved property generally located:
316 Rosebank Av., Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2012 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Resubdivision of Part of Lot 51 on the Plan of Brownsville of record as Instrument No. 20060330-0035940 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Easement, setbacks and all other matters shown the Plan of Brownsville of record at Book 21, page 9, the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Melvin C. Tucker, III** has/have caused this instrument to be executed, this the 23 day of March, 2012

Melvin C. Tucker, III

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Melvin C. Tucker, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 23 day of March, 2012

My commission Expires: 9/29/14

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BRONER MCCOY
CHEATHAM COUNTY