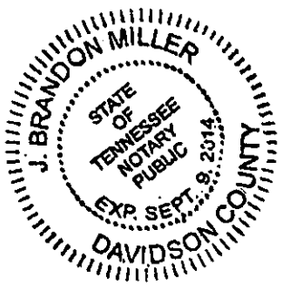
BILL GARRETT, Davidson County
Trans:T20120072759 DEEDWARR
Recvd: 09/26/12 15:08 2 pgs
Fees:13.00 Taxes:462.50
20120926-0087752

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 21st day of September, 2012.

J. Brandon Miller
Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Southwest Property Partners, LLC	New Owner	
5294 Cottonwood Rd., Ste. 2		083-09-0-464.00
Memphis, TN 38118-2629		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NARROWGATE 300, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTHWEST PROPERTY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 8 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 8 fronts 55 feet on the Easterly side of Lindsley Park Drive, formerly Helen Avenue, and runs back 125.6 feet on the Southerly line and 145.5 feet on the Northerly line, measuring 50 feet thereon.

Being the same property conveyed to NarrowGate 300, LLC, a Tennessee limited liability company by Quitclaim Deed from Daniel Fell, a married man filed in Instrument Number 20120904-0079632, Register's Office for Davidson County, Tennessee, dated August 31, 2012.

Being the same property conveyed to Daniel Fell, a Married Man by Quitclaim Deed from James E. Clements, a Single Man of record at Instrument No. 20120719-0063547, Register's Office for Davidson County, Tennessee, dated July 12, 2012.

Being the same property conveyed to James E. Clements by Quitclaim Deed from William J. Clements of record at Instrument No. 20040504-0050359, Register's Office for Davidson County, Tennessee, dated April 18, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 105 Lindsey Park Dr., Nashville, TN 37206.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2012.

NarrowGate 300, LLC, a Tennessee Limited Liability Company

By: _____
Name: Matt Engesath
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matt Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of NarrowGate 300, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

