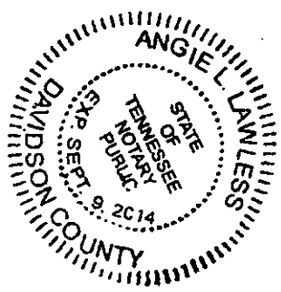
BILL GARRETT, Davidson County
Trans:T20120078249 DEEDWARR
Recvd: 10/15/12 14:49 2 pgs
Fees:13.00 Taxes:255.30
20121015-0094373

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $69,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 12th day of October, 2012. Notary Public My commission expires: _____

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		082-08-0-296.00
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. 6, Block C on the Plan of Eastwood Addition of record in Plat Book 332, Page 63, 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 NarrowGate 300, LLC, a Tennessee limited liability company by Warranty Deed from Kenneth O. Burnett, individually and as Administrator of the Estate of Barbara Louise Gaston, deceased, and Dennis Burnett, David Burnett, Steve Burnett, Robin L. Jack, Ladonna Downing and Teresa Enhuber, recorded as Instrument No. 20121004-0090870, in the Register's Office for Davidson County, Tennessee, dated October 1, 2012.

Barbara Louise Gaston died intestate on March 9, 2012, her estate being administered through Davidson County Probate Court, Docket No. 12P973.

Being the same property previously conveyed to Kenneth O. Burnett, II by Deed from Barbara L. Gaston of record at Instrument No. 20120124-0006741, Register's Office for Davidson County, Tennessee, dated January 24, 2002.

Being the same property previously conveyed to Ernie Gaston, Jr. and his wife, Barbara Louise Gaston by Quitclaim Deed from Robin Bickel, filed in Book 8436, Page 420, Register's Office for Davidson County, Tennessee, dated August 30, 1991. The said Ernie Gaston, Jr. having since died on June 6, 2006 leaving Barbara Louise Gaston as the surviving tenant by the entirety.

This is improved property known as 948 Seymour Ave., Nashville, TN 37206.

NE

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 12th day of October, 2012.

NarrowGate 300, LLC, a Tennessee Limited Liability Company

By:_____
Name: Matt Engesath
Title: Member

_____
Name: Jonathan Jones
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 12th day of October 2012.

_____
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

My Commission Expires: 9-9-2014

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 Jonathan Jones, 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 12th day of October 2012.

_____
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

My Commission Expires: 9-9-2014