THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12102094** RETURN TO: Sharon K. Anderson, Attorney 46 Timber Creek Drive Cordova, TN 38018-4233	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $505,000.00. Affiant Subscribed and sworn to before me, this12th day of October, 2012. Notary Public My Commission Expires: 4/6/14

VIRGINIA FRISTICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY EXP. APRIL 06, 2014

BILL GARRETT, Davidson County
Trans:T20120080979 DEEDWARR
Recvd: 10/25/12 08:22 2 pgs
Fees:13.00 Taxes:1868.50
20121025-0097711

WARRANTY DEED

Address New Owner: Southwest Property Partners, LLC 5294 Cottonwood Dr., Ste 2 Memphis, TN 38115	Send Tax Bills To: New Owner Southwest Property Partners, LLC 5294 Cottonwood Dr., Ste 2 Memphis, TN 38115	Tax Information: Tax Parcel ID No. 081-16-167.00 081-16-168.00

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 of which is hereby acknowledged, **Maria Perales, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Southwest Property Partners, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:
Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of D. T. McGavock's Addition to Nashville of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 109 fronts 50 feet on the West side of Arthur Avenue, formerly Wetmore Street, and runs back between parallel lines 150 feet to an alley.

Improved property known as 1409 Arthur Avenue, Nashville, TN 37208.

Tract No. 2:
Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of McGavock, Wetmore and Other's First Addition, called "Town of McGavock", as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 110 fronts 50 feet on the West side of Arthur Avenue, formerly Wetmore Street, and runs back between parallel lines 150 feet to an alley.

Improved property known as 1407 Arthur Avenue, Nashville, TN 37208.

Being the same property conveyed to Timberline Custom Homes, Inc., a Tennessee corporation by deeds of record in Instrument No. 20061016-0128117 and Instrument No. 20091014-0095138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria Perales, an unmarried woman by Quitclaim Deed from Timberline Custom Homes, Inc., a Tennessee corporation, recorded on the 6th day of January, 2010 in Instrument No. 20100106-0001180, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK'S TOWN NORTH NASHVILLE, as recorded in Plat Book 21, Page(s) 23.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1407 and 1409 Arthur Ave. Nashville TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of October, 2012.

Maria Perales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maria Perales, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2012.

Notary Public

My Commission Expires: 9/9/14

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014