WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130010269 DEEDWARR
Recvd: 02/06/13 12:32 2 pgs
Fees:13.00 Taxes:2590.00
20130206-0012367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES 5 Dec 14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitefield Partners	same	104-12-0-240
(NAME)	(NAME)	104-12-0-254
9015 English Wood Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TREGLOWN PATTON WARNER, SINGLE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITEFIELD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, AND ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Belmont Park Company's Addition, of record in Plat Book 57, page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 83 fronts 50 feet on the easterly side of 18th Avenue South, formerly Baxter Boulevard, and runs back between parallel lines 162 feet to an alley.

Being the same property conveyed to TREGLOWN PATTON WARNER, by deed from FIRST HOMES GROUP, A PARTNERSHIP COMPOSED OF STAN ALLEN AND BETTY SUE ALLEN, of record as Book 10763, page 490, dated January 16, 1998, said Register's Office.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the easterly side of 18th Avenue South formerly Baxter Avenue, 140 feet to an alley.

Being the same property conveyed to TREGLOWN PATTON WARNER, by deed from STEPHEN R. BENNEYWORTH and wife, ELLEN TOSH BENNEYWORTH, of record as Book 11115, page 293, dated September 16, 1998, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Belmont Park Company's Addition of record in Plat Book 57, page 156 (tract one); all matters appearing on the Map of Lenox Place, of record in Book 161, page 171 (tract two), Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1904 and 2000 18th Avenue, Nashville, TN 37212

(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 our hands this 25th day of January, 2013.

Treglown Patton Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 25th day of January, 2013

Notary Public

My Commission Expires: 5/2014

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.