BILL GARRETT, Davidson County
Trans:T20130030786 DEEDWARR
Recvd: 04/15/13 15:56 2 pgs
Fees:13.00 Taxes:1628.00
20130415-0037405

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2013.

Notary Public

My commission expires:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **FP Land Partnership** | **New Owner** | **106-14-0-178.00** |
| **8901 Hwy. 100** | | |
| **Nashville, TN 37221** | | |
| | | |

FOR AND IN 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, WE,

**Towtaid-McNamara General Partnership, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**FP Land Partnership, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTEES, 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(s) 1, as shown on the map entitled Commercial Park South, 4th Revision, of record as Instrument No. 20080925-0097582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TOWTAID-MCNAMARA GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from LAWRENCE S. MCNAMARA and wife, KATHLEEN A. MCNAMARA, of record as Book 7798, page 190, dated March 17, 1989 and by deed from STELLA B. MCNAMARA, TRUSTEE OF THE TOWTAID REALTY TRUST, of record as Book 7798, page 193, dated March 17, 1989, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **113/119 Park South Ct., Nashville, TN 37210.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 5th day of April, 2013.

**Towtaid-McNamara General Partnership, a Tennessee general partnership**

**By:** Lawrence S McNamara: Managing General Partner
**Lawrence S. McNamara, Managing General Partner**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Lawrence S. McNamara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing General Partner of Towtaid-McNamara General Partnership, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Managing General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Lawrence S. McNamara as Managing General Partner.

Witness my hand, at office, this 5th day of April, 2013.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

