This Instrument Prepared By:
**TITLE ESCROW OF BRENTWOOD, INC.**
**5111 Maryland Way, Ste. 205**
**Brentwood, TN 37027**
**(615)221-0032**

***ADDRESS NEW OWNER:***
Stafford Partners No. 1, LP
P. O. Box 1625
Brentwood, TN 37024

***SEND TAX BILL:***
Stafford Partners No. 1, LP
P. O. Box 1625
Brentwood, TN 37024

BILL GARRETT, Davidson County
Trans:T20130046442 DEEDWARR
Recvd: 06/04/13 12:22 3 pgs
Fees:18.00 Taxes:1637.99
20130604-0056352

***MAP AND PARCEL:***
10603002300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $442,700.00

Robert J Kleiser
AFFIANT

Subscribed and sworn to before me this 31st day of May, 2013.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 10/5/15

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Spence Lane Management, a Tennessee partnership comprised of Robert J. Kleiser and William J. Core**, has this day bargained and sold, and do hereby transfer and conveys unto **Stafford Partners No. 1, LP, a Tennessee limited partnership**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 535 Spence Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract of 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.

And now **Spence Lane Management, a Tennessee partnership comprised of Robert J. Kleiser and William J. Core,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the **Stafford Partners No. 1, LP, a Tennessee limited partnership**, its successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Grantor further covenants to warrant and forever defend title to the property to Grantee, its successors, heirs, and assigns against the lawful claims of all person claiming by, through, or under Grantor, but no further or otherwise.

Witness our hands this the 31st day of May, 2013.

**Spence Lane Management, a Tennessee partnership**

By: Robert J. Kleiser, Partner

Robert J. Kleiser, Partner

By: Partner

William J. Core, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert J. Kleiser and William J. Core, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged themselves to be the Partners of **Spence Lane Management, a Tennessee partnership,** the bargainors, and they as such Partners executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of May. 2013.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

# EXHIBIT A

Being Lot No. 1 on the plan of Spence Lane Park of record in Book 7900, page 208, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert J. Kleiser and William J. Core, as tenants in common, by deed from Robert J. Baltz, Jr., Frank J. Baltz, Dennis L. Baltz, Sr., John P. Baltz, Sr., Douglas M. Baltz, Jr., as Co-Executors of the Estate of D. Martin Baltz, Sr., and Reba D. Baltz, and Richard P. Baltz, as Co-Executor of the Estates of D. Martin Baltz, Sr. and Reba C. Baltz, Louis A. McRedmond and Patrick J. McRedmond of record in Book 8214, page 569, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Spence Lane Management, a Tennessee partnership comprised of Robert J. Kleiser and William J. Core, by Quitclaim Deed from Robert J. Kleiser, unmarried, William J. Core and wife, Cynthia A. Core, of record in Book 8340, page 851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2013 taxes, assumed by the Grantees; to all matters as set out on the plan of record in Book 7900, page 208, said Register's Office; to Sanitary Sewer and/or Storm Drainage Easements as set out in Book 3702, page 120, Book 3703, page 164 and Book 4008, page 216, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.