Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204
File # 24801-3
Box 14

BILL GARRETT, Davidson County
Trans:T20130049280 DEEDWARR
Recvd: 06/12/13 12:21 2 pgs
Fees:13.00 Taxes:1202.13
20130612-0059831

~~XXXXXXXXXXXXXXXXXX~~ Prepared by:
SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TN 38018

STATE OF TENNESSEE
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE MADE THIS 10TH day of JUNE, 2013, between **SOUTHWEST PROPERTY PARTNERS, LLC, A TENNESSEE LLC, a Tennessee Limited Liability Company**, party or parties of the first part, hereinafter called Grantor, and, **Jonathan Blake,** as party or parties of the second part, hereinafter called Grantees (the "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at or before the sealing and delivery of these presents, the receipt whereof is herby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

THE FOLLOWING DECSRIBED REAL ESTATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6, BLOCK "C" ON THE PLAN OF EAST WOOD ADDITION, OF RECORD IN BOOK 332, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Southwest Property Partners, LLC, a Tennessee limited liability company, by Deed from Narrowgate 300, LLC, a Tennessee limited liability company, dated October 12, 2012, of record in Instrument No. 20121015-0094373, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said grantee forever in FEE SIMPLE.

The said part of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed property, that is has a good right to sell and convey the same; that the same is unencumbered, except for

2013 Davidson County taxes, not yet due and payable.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

The word "party" as used herein shall mean "parties", if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

SOUTHWEST PROPERTY PARTNERS, LLC

BY: CHARLES W. ALEXANDER, MEMBER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, in the state and county aforesaid, personally appeared Charles W. Alexander as Member of Southwest Property Partner, LLC, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the authorized signing member for the Grantors, the within named bargainers, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor as such Member.

Witness my hand and official seal this 10th day of June, 2013.

Notary Public

CHRISTINA PICKELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. AUG. 24, 2013

My Commission Expires:
8-24-13

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of June, 2013.

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9.19.16

PROPERTY ADDRESS: Name of owner:
948 Seymour Avenue Jonathan Blake
Nashville, TN 37206

SEND TAX BILLS TO:
Jonathan Blake
948 Seymour Avenue
Nashville, TN 37206

Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

TAX PARCEL NO: Map 082-08-0, Parcel 296.00