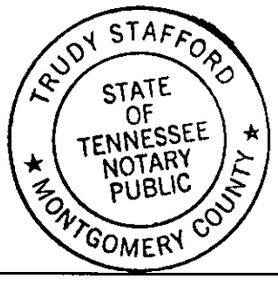
# WARRANTY DEED




STATE OFTENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/16/15
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**TRUDY STAFFORD**
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SFRA III LLC. A Delaware Limited Liability Company | SFRA III LLC, a Delaware Limited Liability Company | 70-2.00 |
| (NAME) 5001 Plaza on the Lake, Suite 250 | (NAME) 5001 Plaza on the Lake, Suite 250 | |
| (ADDRESS) Austin, TX 78746 | (ADDRESS) Austin, TX 78746 | |
| (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, WE, **Elveta V. Taylor, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFRA III LLC, a Delaware Limited Liability Company**, 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:

BILL GARRETT, Davidson County
Trans:T20130069530 DEEDWARR
Recvd: 08/13/13 11:19 3 pgs
Fees:18.00 Taxes:351.50



20130813-0084878

## SEE ATTACHED EXHIBIT "A"

**** William C. Cooper Jr. (husband of Elveta V. Cooper) joins in this conveyance for the sole purpose of conveying any and all rights, title, and interest he may have to said property.****

**The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record in Instr#20000405-0034226, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3318 W. Hamilton Ave., Nashville, TN 37218

(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 my/our hand(s) this 6th day of August, 2013.

ELVETA V. TAYLOR NKA ELVETA V. COOPER

WILLIAM C. COOPER JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2013, before me personally appeared Elveta V. Cooper and William C. Cooper Jr. to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 6/16/15

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**File Number: 20130051**
**RETURN TO:**
**Stafford Land Title, LLC**
**540 Heritage Pointe Dr., Suite A**
**Clarksville, TN 37042**

**Exhibit "A"**

**Land in Davidson County, Tennessee, being Lot Nos. 1-19, West Hamilton Place Subdivision, as shown of record in Instrument No. 20020807-0094807 and Lot No. 2, Shields-Taylor Subdivision as shown of record in Instrument No. 20000405-0034226, of record in the Register's Office for Davidson County, Tennessee.**

**The above mentioned property was formerly known as the following tracts:**

**Tract 1:**
**Beginning on the northerly margin of West Hamilton Road at a point 198 feet west of the southeast corner of the property conveyed to Fred J. Trauernicht and wife, Nellie A. Trauernicht by deed from Emmerson B. Smith and wife, Mary E. Smith (Book 1320, Page 186, RODCT); thence north 49° 30'west 160 feet to point; thence south 49° 30' west 100 feet to a point; thence south 49° 30' east 160 feet to the northerly margin of West Hamilton Road; thence with the northerly margin of said road, north 49° 30' east 100 feet to the point of beginning.**

**Legal description taken from Book 1344, page 383, RODCT.**

**Tract 2:**
**Beginning at a point on the northerly margin of West Hamilton Road at the southeast corner of the property conveyed to Vera Trauernicht Mayberry and husband, John William Mayberry by deed from Fred J. Trauernicht and wife, Nellie A. Trauernicht (Book 1344, page 383, RODCT); thence with the eastern boundary line of said Mayberry property, north 39° 30' west 160 feet to the Mayberry's northeast corner; thence with the northern boundary line of said Mayberry property, south 46° 30' west 100 feet; thence north 39° 30' west 20 feet; thence north 46° 30' east 299 feet to a point in the western boundary of the property conveyed to the City of Nashville, said property being called the Juvenile Court Farm; thence with said line, south 39° 30' east 180.5 feet to the northerly margin of said West Hamilton Road; thence with the northerly margin of said Road, south 46° 30' west 198 feet to the beginning.**

**Legal description taken from Book 2026, page 213, RODCT**

**Tract 3:**
**Beginning on the northerly margin of West Hamilton Road at the southwest corner of the property conveyed to Vera Trauernicht Mayberry and husband John William Mayberry by deed from Fred J. Trauernicht and wife, Nellie A. Trauernicht (Book 1344, page 383, RODCT); thence with the western boundary line of said Mayberry's property and the western boundary line of the property conveyed to Vera Trauernicht Mayberry by deed from Fred J. Trauernicht and wife, Nellie A. Trauernicht (Book 2026 page 213, RODCT), north 39° 30' west 180 feet to the northwest corner of the property of record in Book 2026, page 213; thence with the northern boundary line of said property north 46° 30' east 299 feet; thence north 39° 30' west 116.5 feet; thence north 49° 30' west 600 feet to a stake in the east margin of an old abandoned road; thence along the easterly margin of said old abandoned road south 6° east 780 feet to a point; thence continuing along the easterly margin of said old abandoned road south 33° east 275 feet to the northerly margin of said West Hamilton Road; thence with same north 46° 30' east 264 feet to the beginning.**

**Legal description take from Book 2486, page 155, RODCT.**

**Being the same property conveyed to Elveta V. Taylor, unmarried dated the 22nde day of September, 2004 by Quitclaim Deed from Affordable Housing Resources, Inc. of record in Instrument No. 20000405-0034226, in the Register's Office for Davidson County, Tennessee.**