BILL GARRETT, Davidson County
Trans:T20130079296 DEEDWARR
Recvd: 09/12/13 14:21 2 pgs
Fees:13.00 Taxes:1367.15
20130912-0096469

Instrument Prepared By:
After recording, please return to:
SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TN 38018

STATE OF TENNESSEE
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE MADE THIS 30 day of AUGUST, 2013, between SOUTHWEST PROPERTY PARTNERS, LLC, A TENNESSEE LLC, party or parties of the first part, hereinafter called Grantor, and, **Django C. Walker,** unmarried, 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:

BEING LOT 55, ON THE PLAN OF THE SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, OF RECORD IN PLAT BOOK 57, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being a portion of the same property conveyed to Southwest Property Partners LLC by Warranty Deed from MCC TN, LLC, as Substitute Trustee to Homesales, Inc., of record at Instrument No. 20121025-0097709, Register's Office for Davidson County, Tennessee and recorded on October 25, 2012.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

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 bargainors, 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 30 day of AUGUST, 2013.

Notary Public

CHRISTINA PICKELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 14, 2017

My Commission Expires:

7-14-17

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 $369,500.00 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 30th day of AUGUST, 2013.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

My Commission Expires: _____

PROPERTY ADDRESS:
1501 FOREST AVENUE
NASHVILLE TN 37206

SEND TAX BILLS TO:
DJANGO C. WALKER
1501 FOREST AVENUE
NASHVILLE, TN 37206

TAX PARCEL NO: 083-09-0 363.00