WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/13 15:05 3 pgs
Fees:18.00 Taxes:2220.00
20131108-0116271

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Nov, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2013-1084

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Scott Partnership, a Tennessee Partnership	Same As New Owner	105-06-0-106.00
(NAME)	(NAME)	
1210 8th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN37203		
(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, **Janet K. Carell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Scott Partnership, a Tennessee 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 .569 +/- Acres Tract as depicted on the Plan of J. W. Carell Property of record in Plat Book 9700, Page 298, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being a portion of the same property conveyed to J. W. Carell by Deed from B & B Enterprises, a Tennessee partnership consisting of Robert J. Arenth and William B. Faircloth of record in Book 7473, Page 127, Register's Office for Davidson County, Tennessee, dated February 19, 1988 and recorded on February 19, 1988;

also

Being a portion of the same property conveyed to James W. Carell and wife, Janet K. Carell by Deed from Group Investment Services, a Tennessee General Partnership of record in Book 9405, Page 566, Register's Office for Davidson County, Tennessee, dated July 11, 1995 and recorded on July 12, 1994. James W. Carrell is now deceased.

This property known as 1210 8th Avenue Nashville, TN, 37203

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the

year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2013 a lien, due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 421, Page 21, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 151, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 298, Register's Office for Davidson County, Tennessee. Rights of tenants, as tenants only, under recorded or unrecorded leases. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Deed for an easement for Joint Alleyway of record in Book 3987, Page 398, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property, known as 1210 8th Avenue, Nashville, TN 37203
(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 7 DAY OF November, 2013.

Janet K. Carell

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet K. Carell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2013.

Tami S Ryan
Notary Public

My Commission Expires: My commission Expires October 25, 2014

(SEAL)

TAMI SUE RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

