BILL GARRETT, Davidson County
Trans:T20130107458 DEEDWARR
Recvd: 12/27/13 15:09 2 pgs
Fees:13.00 Taxes:952.75
20131227-0130454

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $257,500.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2013. Notary Public My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lockeland Place Partners, a Tennessee general partnership	New Owner	
202 South 11th Street		083-13-0-014.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NARROW GATE 300, LLC, AKA NARROWGATE 300, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOCKELAND PLACE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly 50 feet of Lot No. 206 on the Plan of East Edgefield Addition, of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 206 fronts feet on the westerly margin of South 11th Street, formerly Smith Avenue, and extends back 180.4 feet* on the northerly line and 181.7 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Narrow Gate 300, LLC, a Tennessee limited liability company by Quitclaim Deed from PDP Holdings, a Tennessee general partnership of record as Instrument No. 20130607-0058231, dated June 5, 2013 and recorded June 7, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to PDP Holdings, G.P. by George F. Brandt and wife, Heather Rogers of record at Instrument No. 20121015-0094187, dated October 12, 2012 and recorded on October 15, 2012, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to George F. Brandt and wife, Heather Rogers by Warranty Deed from Mary C. Loden, an unmarried woman, of record at Instrument No. 20120509-0040047, dated May 8, 2012 and recorded on May 9, 2012, in the Register's Office for Davidson County, Tennessee.

** The last five (5) conveyance deeds incorrectly referenced a distance of 130.4 feet instead of 180.4 feet. Said distance of 180.4 feet is correct as referenced in deed dated June 25, 1985, of record at Book 6591, Page 729, Register's Office for Davidson County, Tennessee, and in all deeds of record prior to that deed.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 204 South 11th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2013.

Narrow Gate 300, LLC, AKA NarrowGate 300, LLC, a Tennessee Limited Liability Company

Name: Jonathan Jones
Title: Member

Name: Matt Engesath
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matt Engesath and Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Member(s) of Narrow Gate 300, LLC, AKA NarrowGate 300, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2013.

Notary Public

My Commission Expires: