This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $90,000.00

Amanda Pandermuehl
Affiant

Subscribed and sworn before me this the 10th day of July, 2014.

Notary Public
My commission expires: 11/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SWGP Development Group, LLC 608 Neill Avenue Nashville, TN 37206	new owner	82-8-30

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY YVETTE JENKINS AND PATRICK D. MINNIFEE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SWGP DEVELOPMENT GROUP, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 85 and 86, on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract, of record in Book 421, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lots adjoin and front 70 feet (35 feet each) on the westerly side of Neill, formerly Fite Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Kimberly Yvette Jenkins and Patrick D. Minnifee, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Robert O'Malley and wife, Betty O'Malley, dated March 25, 2005, of record in Instrument No. 20050412-0040683, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 608 Neill Avenue, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of July, 2014.

Kimberly Y. Jenkins

Patrick D. Minnifee

BILL GARRETT, Davidson County
Trans:T20140051428 DEEDWARR
Recvd: 07/17/14 12:25 2 pgs
Fees:13.00 Taxes:333.00
20140717-0063335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Y. Jenkins and Patrick D. Minnifee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2014.

My commission expires:
1/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY