Davidson County	DEEDWARR
Recvd: 08/08/14 15:30	3 pgs
Fees:18.00 Taxes:2127.50	
20140808-0071813	

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2014

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
204 Acklen LLC	OWNER	104-02-0-073.00
(NAME) Scott K Ewing	(NAME)	
737 President Place #210	(ADDRESS)	
(ADDRESS)		
Smyrna TN 37167	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wills-Brooks Investment, L.P.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **204 Acklen LLC,** 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 Lot No. 114, on the revised map of West End Park, as of record in Book 421, Pages 82 and 83, Register's Office for said County.

Said Lot No. 114 fronts 75.5 feet on the northerly side of Acklen Park Drive, formerly Grand Avenue or 33rd Avenue North and runs back 141.1 feet on the westerly line and 125.5 feet on the easterly line with the westerly margin of an alley to an alley in the rear and shows 73 feet on said rear alley.

Being the same property conveyed to Wills-Brooks Investments L.P., a Tennessee Limited Partnership by deed being recorded in Book 11202, Page 225, said Register's Office. James P. Brooks and Allison D. Wills-Brooks being all the Partners of Wills-Brooks Investments, L.P.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 204 Acklen Park Drive, 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 hands this 7th day of August, 2014.

WILLS-BROOKS INVESTMENT, L.P.

James P. Brooks
General and Limited Partner

Allison D. Wills-Brooks
General and Limited Parter

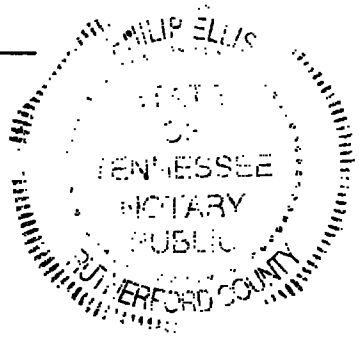
State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James P. Brooks and Allison D. Wills-Brooks, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General and Limited Partners of Wills-Brooks Investment, LP, and that they as such General and Limited Partner executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2014.

Notary Public Philip Ellis
My Commission Expires: May 23, 2016

File No.: 20109



True Copy Certification

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY