WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

File #14005

BILL GARRETT, Davidson County
Trans:T20140086117 DEEDWARR
Recvd: 11/14/14 15:09 2 pgs
Fees:13.00 Taxes:37.00
20141114-0105426

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spartan Land and Investments	New Owner	-07207029700
(NAME)	(NAME)	
7036 Wikle Rd W		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **I, Nina Moss [redacted] d/b/a Moss Investments,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spartan Land and Investments, GP, a Tennessee general partnership** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at 1407 Oakhurst Drive in the City of Nashville, 7th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 297.00 on Davidson County Property Map 72-07, and being more particularly described according to a survey by C & K Surveyors, L.L.C. William E. Crenshaw, R.L.S. #2395, dated November 5, 2014, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of a 12' alley (#1124) at the Southernmost corner of the herein-described tract. Said beginning point being located N 54°24'30" W - 31.00' from an existing iron pin at the Northeast corner of the intersection of said 12' Alley and Oakhurst Drive. Thence, from said POINT OF BEGINNING, along the easterly right-of-way of the 12' Alley, N 54°24'30" W - 136.79' to an iron pin set at the Southeast corner of the intersection of two 12' Alleys, being the Northwest corner of the herein-described tract; Thence, along the southerly right-of-way of a 12' Alley (#1123), N 62°12'54" E - 52.82' to an iron pin set at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Cameron S. Keyes property of record in Instrument No 20100114-0003658, R.O.D.C., TN. Thence, leaving the southerly right-of-way of said 12' Alley, with the westerly line of the Keyes property, S 31°45'00" E- 122.58' to the POINT OF BEGINNING, containing 3,230 square feet, more or less.

Being the same property conveyed to Moss Investments by Final Decree Confirming Sale from Clerk and Master, Chancery Court, Part I, Davidson County, Tennessee of record in Book 5541, page 248, Register's Office for Davidson County, Tennessee, dated June 8, 1979 and recorded on December 11, 1979.

This conveyance is subject to the current year's property taxes have been prorated and paid or are assumed by the Grantees, subsequent taxes are assumed by Grantees; including Rollback taxes, if any.all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property, known as 1407 Oakhurst St, Nashville, TN 37216

(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 hand this 13th day of November, 2014.

Nina Moss

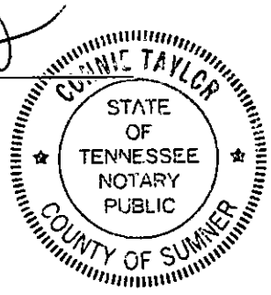
D/B/A Moss Investments

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina Moss, the bargainor(s), with whom I am personally acquainted or proved 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 seal this 13th day of November, 2014

NOTARY PUBLIC



My Commission Expires: 9/21/2015

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206