WARRANTY DEED

File #15031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/24/2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150016491 DEEDWARR
Recvd: 03/06/15 14:16 2 pgs
Fees:13.00 Taxes:240.50
20150306-0019504

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 & Investments	New Owner	-07104008100
(NAME)	(NAME)	
625 Main Street, Ste 203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Stephen Guy and wife, Rita Guy,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spartan Land & Investments, 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:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Plan of Joywood Heights, Section 2 of record in Plat Book 1130, Page 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Guy by Warranty deed from MEL MARTINEZ, Secretary of Housing and Urban Development of record in Instrument No. 20031113-0166016 Register's Office for Davidson County, Tennessee, dated October 21, 2003 and recorded on November 13, 2003 and rerecorded in Instrument No. 20040109-0004107.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 1130, pages 92 & 93; Restrictive Covenants of record in Book 1373, page 98; Right of Way Easement of record in Book 4153, page 909;, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2605 Jones Avenue, Nashville, TN 37207

(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 2nd day of March, 2015.

Stephen Guy

Rita Guy

Rita Guy

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Taylor, a Notary Public of the County and State first above written, do hereby certify that Stephen R. Guy and Rita D. Guy personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein contained.

Witness my hand and official seal, this the 2nd day of March, 2015.

Notary Public

My Commission Expires: 09/21/15

(SEAL)



RETURN RECORDED DOCUMENTS TO:

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