WARRANTY DEED

File #15032

BILL GARRETT, Davidson County
Trans: T20150016491 DEEDWARR
Recvd: 03/06/15 14:18 2 pgs
Fees: 13.00 Taxes: 314.50
20150306-0019505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/21/2016
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE 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
Douglas A. Brooks	New Owner	07104008100
(NAME)	(NAME)	
1073 Rochelle Ave		
(ADDRESS)	(ADDRESS)	
Thompson Station TN 37179		
(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, **Spartan Land & Investments, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas A. Brooks and Emory Christopher Martin,** 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. 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 Spartan Land & Investments, a Tennessee general partnership by Warranty deed from Stephen Guy and wife, Rita Guy, dated 3/2/2015 and filed of record in Instrument No. 20150306-0019504, Register's Office for Davidson County, Tennessee.

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 3rd day of March, 2015.

Spartan Land & Investments

BY: _____

Joshua L. Hunter, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the authorized partner of Spartan Land and Investments, the within named bargainor, a Tennessee general partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as authorized partner.

Witness my hand and seal this 3rd day of March, 2015.



_____
Notary Public

My Commission expires:

9/24/2015

RETURN RECORDED DOCUMENTS TO:

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