BILL GARRETT, Davidson County
Trans:T20150018354 DEEDWARR
Recvd: 03/13/15 10:26 3 pgs
Fees:18.00 Taxes:451.40
20150313-0021707

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of March, 2015, by and between Margaret M Hayes, Betty M Prigden, Jesse Allen Holland, Robert Bruce Martin, Gregory Paul Smith, Catherine Louise Holland, Randy Teaney, Paul Teaney, Paula Teaney Boehmer, Samuel Edward Holland, IV, Norman Ray Martin, Bruce Wayne Martin, party of the first part, and Spring Creek Investments, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the southerly 38 feet of Lot No. 109 on the Plan of Payne, Blakemore and Cummings addition to Nashville, as of record in Book 57, Page 70, Register's Office for said County.

Said part of lot No.109 fronts 38 feet on the westerly side of South 14th Street and runs back 158 feet, more or less, on the northerly line and 158.2 feet on the southerly line, to an alley in the rear, measuring 38 feet thereon.

Less and Except that property referenced at Instrument No. 20040726-0088759, in the said Register's Office.

Jackson C. Martin and Rosa L. Martin, by virtue of that certain Warranty Deed dated September 1, 1961, at Instrument No. Book 3279, Page 234 in the Register's Office of Davidson County, Tennessee. Rosa L Martin died October 21, 1968 leaving Jackson C Martin as the remaining tenant by the entirety. Jackson C Martin died without a will on July 22, 1980. Property is now vested in his heirs at law, Margaret M Hayes, Betty M Prigden, Jesse Allen Holland, Robert Bruce Martin, Gregory Paul Smith, Catherine Louise Holland, Randy Teaney, Paul Teaney, Paula Teaney Boehmer, Samuel Edward Holland, IV, Norman Ray Martin, Bruce Wayne Martin, by affidavits of heirship at Instrument Nos. 20150313-0021690, 20150313-0021691, 20150313-0021692, 20150313-0021693, 20150313-0021694, 20150313-0021695, 20150313-0021696, 20150313-0021697, 20150313-0021698, 20150313-0021699, 20150313-0021700, 20150313-0021701, 20150313-0021702, 20150313-0021703, 20150313-0021704, 20150313-0021705 in said Registers Office, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Margaret M. Hayes
Margaret M Hayes

Betty M. Prigden by Margaret M. Hayes Attorney In Fact
Betty M Prigden, By Margaret M Hayes,
Attorney In Fact

Jesse Allen Holland by Margaret M Hayes Attorney In Fact
Jesse Allen Holland, By Margaret M Hayes, Attorney In Fact

Robert Bruce Martin by Bruce Wayne Martin Attorney at Fact
Robert Bruce Martin, By Bruce Wayne Martin, Attorney In Fact

Gregory Paul Smith by Margaret M Hayes Attorney In Fact
Gregory Paul Smith, By Margaret M Hayes, Attorney In Fact

Catherine Louise Holland by Margaret M Hayes Attorney In Fact
Catherine Louise Holland, By Margaret M Hayes, Attorney In Fact

Randy Teaney by Margaret M Hayes Attorney In Fact
Randy Teaney, By Margaret M Hayes, Attorney In Fact

Paul Teaney by Margaret M Hayes Attorney In Fact
Paul Teaney, By Margaret M Hayes, Attorney In Fact

Paula Teaney Boehmer by Margaret M Hayes Attorney In Fact
Paula Teaney Boehmer, by Margaret M Hayes, Attorney In Fact

Samuel Edward Holland IV by Margaret M Hayes Attorney In Fact
Samuel Edward Holland, IV, By Margaret M Hayes, Attorney In Fact

Norman Ray Martin

Bruce Wayne Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Margaret M Hayes, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Margaret M Hayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Betty M Prigden, Jesse Allen Holland, Gregory Paul Smith, Catherine Louise Holland, Randy Teaney, Paul Teaney, Paula Teaney Boehmer, and Samuel Edward Holland, IV, and acknowledged that she executed the same as the free act and deed of the said Betty M Prigden, Jesse Allen Holland, Gregory Paul Smith, Catherine Louise Holland, Randy Teaney, Paul Teaney, Paula Teaney Boehmer, and Samuel Edward Holland, IV.

WITNESS my hand and official seal at office this 2nd day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Bruce Wayne Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Robert Bruce Martin, and acknowledged that she executed the same as the free act and deed of the said Robert Bruce Martin.

WITNESS my hand and official seal at office this 2nd day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Norman Ray Martin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:
Spring Creek Investments, LLC
1000 Kenesaw Blvd.
Gallatin, TN 37066

Tax Parcel No 09401003800

Property Address: 512 South 14th Street
Nashville, TN 37206

MAIL TAX BILLS TO: Same as New Owner

STATE OF TN
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $122,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of March, 2015.

Notary Public

My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.