SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

TN-15-2829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-19-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Nally Family Living Trust	New Owner	
9125 Concord Hunt Cir (NAME) ~~2829 Bransford Avenue~~	(NAME)	11811004900
Brentwood TN 37027 (ADDRESS) ~~Nashville, TN 37204~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **S & P INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM D. NALLY AND SUSAN W. NALLY, TRUSTEES OF THE NALLY FAMILY LIVING TRUST TRUST U/A/D FEBRUARY 16, 2001,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 37, Block "C" on the Plan of Berry Hill Gardens Subdivision, of record in Plat Book 1130, Page 36, 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 a portion of the same property conveyed to S & P Investments, a Tennessee general partnership by Quitclaim Deed from Ford/S & P Partnership, a Tennessee general partnership of record in Book 8912, Page 93, Register's Office for Davidson County, Tennessee, dated April 2, 1993 and recorded on April 8, 1993.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2829 Bransford Avenue , Nashville, Tennessee 37204**.

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, 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150033996 DEEDWARR
Recvd: 05/04/15 14:27 2 pgs
Fees:13.00 Taxes:1295.00
20150504-0040262

Witness my/our hand(s) this the 24th DAY OF APRIL, 2015.

S & P Investments, a Tennessee General Partnership

BY: _____
Laurence M. Papel
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURENCE M. PAPEL, signing for S & P INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of S & P INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of April, 2015.

_____
Notary Public
My Commission Expires: 5-5-15
(SEAL)

DEIRDRIU COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212