WARRANTY DEED

File #15193

BILL GARRETT, Davidson County
Trans: T20150046938 DEEDWARR
Recvd: 06/12/15 16:08 2 pgs
Fees: 13.00 Taxes: 495.80
20150612-0056084

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/21/2016

(AFFIX SEAL)

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
Doug Brooks	New Owner	-071-04-0-009.00
(NAME)	(NAME)	
336 Haddon Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, GP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doug Brooks,** 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 the Easterly 60 feet of the Westerly 140 feet of Lot No. 37 on the Map of John L. Gordon's Subdivision, as of record in Book 843, page 61, Register's Office for said County.

According to a copy of a survey thereof made by Loyd Scobey, Jr. dated November 21, 1949, said part of said lot fronts 60 feet on the Northerly side of Gordon Terrace and runs back 285 feet, more or less, on the Easterly line and 283 feet, more or less on the Westerly line, to a dead line in the rear measuring 60 feet, more or less thereon.

Being the same property conveyed to Spartan Land & Investments, GP, a Tennessee general partnership by Warranty deed from Randall H. Washington and wife, Torrie M. Washington dated 6/4/2015 and filed of record in Instrument No. 20150612-0056083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the 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 ☐
This is improved ☒ property, known as 135 Gordon Terrace, 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 5th day of June, 2015.

K Ryan Meadows

Spartan Land & Investments, GP

STATE OF Tennessee

COUNTY OF Davidson

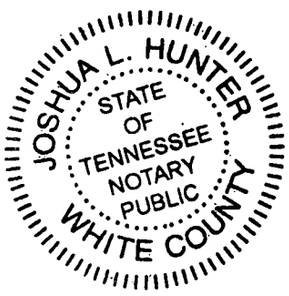
I, Joshua Hunter, a Notary Public of the County and State first above written, do hereby certify that K. Ryan Meadows of Spartan Land & Investments, GP personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of June, 2015.

Notary Public

My Commission Expires: 12-18-19

(SEAL)



RETURN RECORDED DOCUMENTS TO:

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