WARRANTY DEED

File #15494

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-2017
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150089349 DEEDWARR
Recvd: 10/20/15 14:53 2 pgs
Fees:13.00 Taxes:545.75

20151020-0106681

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Brooks	Same as New Owner	-147-01-0-188.00
(NAME)	(NAME)	
336 Haddon Ct.		
(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 **Douglas A. 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 Lot No. 276 on the Plan of Section Two, Caldwell Hall of record in Plat Book 2900, Page 96, 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 Keith Vaughn, III, married and Sam P. Vaughn, unmarried, as tenants in common by Warranty deed from Paul I. Hooper and wife, Elsie A. Hooper of record in Instrument No. 20060228-0022590 Register's Office for Davidson County, Tennessee, dated February 28, 2006 and recorded on February 23, 2006.

Being also the same property conveyed to Spartan Land & Investments GP by Warranty Deed from Keith Vaughn, III, married and Sam P. Vaughn, unmarried, dated October 15, 2015, recorded October 16, 2015 and appearing of record in Instrument No. 20151016-0105666, 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; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 624 Harding Place, Nashville, TN 37211-4412

(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 19th day of October, 2015.

Spartan Land & Investments GP

BY: _____

Joshua Hunter, Partner

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the 19th day of October, 2015, before me, appeared Joshua Hunter, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Partner of Spartan Land & Investments GP, a Tennessee general partnership and that said instrument was signed in behalf of said Spartan Land & Investments GP, and said officer acknowledged said instrument to be the free act of deed of said Spartan Land & Investments GP.

WITNESS my hand and seal, this the 19th day of October, 2015.

Notary Public: _____

My commission expires: 7/3/2017

(SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206