JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: DECEMBER 18, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $235,000.00 Affiant Subscribed and sworn to before me, this 18th day of November, 2015. Notary Public My commission expires: 12/18/17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150099033 DEEDWARR
Recvd: 11/20/15 14:12 2 pgs
Fees: 13.00 Taxes: 869.50
20151120-0118057

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SBE Partners	**New Owner**	**Map\Parcel: 083-12-0-170.00**
238 Burlington Place		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Helen Thi Conyer, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SBE Partners, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 225 on the Plan of Eastland Acres, Section Five, as of record in Book 2330, Page 84, Register's Office for Davidson County, described as follows:

Beginning at a point in the easterly margin of Brittany Drive, at the common corner of Lots Nos. 225 and 224; thence in an easterly direction 144 feet to a point; thence in a northerly direction between Lots Nos. 225 and 226, 158.3 feet to a point in the southerly margin of Eastland Avenue; thence Westerly along the southerly margin of said avenue, 112.12 feet to a monument at the beginning of a curve; thence in a southwesterly direction around said curve, 31.41 feet to a monument in the easterly margin of Brittany Drive; thence southerly along the margin of said Drive; 110 feet to the point of beginning.

Being the same property conveyed to Walter B. Conyer and Betty Jean Conyer (deceased) from James S. Jones and Charles R. Land, partners d/b/a Jones and Land, by Warranty Deed dated September 11, 1956, of record in Deed Book 2593, Page 543, in the Register's Office for Davidson County, Tennessee. Walter B. Conyer further conveyed said property by Quitclaim Deed unto The Walter B. Conyer Revocable Living Trust, of record in Instrument No. 20030303-0027541, dated February 26, 2003, Register's Office for Davidson County, Tennessee. Margaret Kemnetz, Successor Trustee of The Walter B. Conyer Revocable Living Trust conveyed by Trustee's Deed, as part of a distribution from trust, said property to Helen Thi Conyer, of record in Instrument No. 20140206-0010420, dated February 3, 2014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2330, Page 84, Register's Office for DAVIDSON County, Tennessee.
Anchor Easement of record in Book 9540, Page 881, Register's Office for DAVIDSON County, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2500 Eastland Avenue, Nashville, TN 37206.

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 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 as 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/our hand(s) this 18th day of November, 2015.

Helen Thi Conyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Helen Thi Conyer, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **150579JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027