FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 20, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150099709 DEEDWARR
Recvd: 11/23/15 16:11 2 pgs
Fees:13.00 Taxes:592.00
20151123-0118831

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0542

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MMA Partners, GP	Same	**71-7-190 (1905 Meridian St.), 71-7-220 (302 Edwin St.)**
(NAME) **321 Edwin Street**	(NAME)	
(ADDRESS) **Nashville,TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael C. Springer,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MMA Partners, GP, a Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1 on the Map of Trinity Heights, of record in Book 332, page 4, Register's Office for said County.

Said part of Lot No. 1 fronts 77 feet on the southerly side of Trinity Lane and extends back 93 feet on the easterly line and 95 feet on the westerly line with the easterly margin of Meridian Street to the northerly line of the property conveyed to Harry L. Denson, Jr. and wife, from B.C. Webb and wife, of record in Book 2452, page 130, said Register's Office, measuring 80 feet, more or less, thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION THEREOF DESCRIBED AS RECORDED IN BOOK 8493, PAGE 630, SAID REGISTER'S OFFICE.

Being the same property conveyed to Aaron Springer and wife, Helen Springer by Warranty Deed from J.L. Pewitt and wife, Loucile Pewitt and E.C. Pewitt and wife, Mary S. Pewitt, filed for record on October 16, 1972 at Book 4646, page 743, said Register's Office. The said Aaron Springer having since died on or about January 1, 1985, vesting property to Helen Springer. The said Helen Springer having since died April 25, 2002 vesting property to Michael C. Springer, her only heir at law, pursuant to the Order of record in the Seventh Circuit Probate Court of Davidson County, Tennessee as Docket Number 02P-1158, and property further conveyed to Michael C. Springer by Affidavit of Inheritance of Real Estate filed for record on May 20, 2003 at Instrument Number 20030520-0068911, said Register's Office.

TRACT II

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 28 on the Map of Trinity Heights, T.W. Crutcher's Trustee's Subdivision of Lot No. 3 of the William White Lands, as or record in Book 332, page 4, Register's Office for said County.

Said Lot No. 28 fronts 100 feet on the southerly side of Edwin Avenue, and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Aaron D. Springer and wife, Helen C. Springer by Warranty Deed from Edgar J. Lloyd Kitchen and wife, Artie M. Kitchen, filed for record on October 7, 1975 at Book4959, page 302, said Register's Office. The said Aaron D. Springer having since died on or about January 1, 1985, vesting property to Helen C. Springer. The said Helen C. Springer having since died April 25, 2002 vesting property to Michael C. Springer, her only heir at law, pursuant to the Order of record in the Seventh Circuit Probate Court of Davidson County, Tennessee as Docket Number 02P-1158, and property further conveyed to Michael C. Springer by Affidavit of Inheritance of Real Estate filed for record on May 20, 2003 at Instrument Number 20030520-0068914, said Register's Office. (Said Affidavit erroneously references the property address as 304 Edwin Avenue.)

Michael C. Springer, Michael Copley Springer and Michael Springer are all one and the same person.

Harriet Gale Springer, spouse of Michael C. Springer, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1905 Meridian St. & 302 Edwin St., Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **November, 2015**.

Michael C. Springer

Harriet ~~Gale~~ GAIL Springer

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ SUMNER

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael C. Springer and Harriet Gale Springer**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **20th** day of **November, 2015**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18