Davidson County DEEDWARR
Recvd: 12/11/15 10:52 3 pgs
Fees:18.00 Taxes:610.50

20151211-0124804

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BR15-0325

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Volunteer State Properties, LLC	Volunteer State Properties, LLC	
2658 Salem Rd.	2658 Salem Rd.	
Montevallo, AL 35115	Montevallo, AL 35115	082-07-339.00
(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, we FIVE TALENTS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VOLUNTEER STATE PROPERTIES, LLC, 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. 8 on the Plan of East Nashville Real Estate Co's Plan of Lots, of record in Plat Book 57, Page 11, 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 Five Talents Partnership, a Tennessee general partnership by Quitclaim Deed from Christopher Daugherty, a married man, of record in Instrument No. 20070202-0014234, Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on February 02, 2007.

unimproved ( )
This is improved (X) property, known as 325 Grace Street , Nashville, Tennessee 37207-5838
(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 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.

Witness my/our hand(s) this 10th day of December, 2015.

Five Talents Partnership, a Tennessee General Partnership

BY: _____

Catherine Hawkins Garner, General Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of December, 2015, before me personally appeared Catherine Hawkins Garner, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a general partner of Five Talents Partnership, 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.

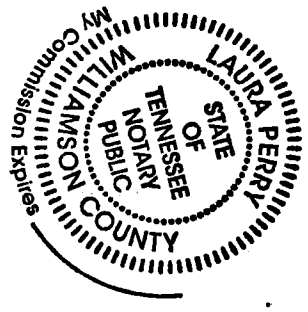
Witness my ~~hand and official seal~~, this the 10th day of December, 2015.

_____

Notary ~~Public~~

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/03/19

