WARRANTY DEED

File #1570

BILL GARRETT, Davidson County
Trans:T20160006875 DEEDWARR
Recvd: 01/26/16 15:21 2 pgs
Fees:13.00 Taxes:351.50
20160126-0007570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Spartan Land and Investments	Same as new Owner	072-07-0-109.00
(NAME)	(NAME)	
1104 Fatherland St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Peggy M. Campbell,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spartan Land and Investments, G.P., a Tennessee general partnership,** 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 Davison County, Tennessee, being Tax Map and Parcel No. 72-7-109 and part of Lots 16 and 18 L.A. Warren's Resubdivision of Block "C" R.M. Dudley's Subdivision as recorded in Book 843, Page 102 of the Davidson County Register's Office.

Beginning at a concrete monument in the Southerly margin of Kirkland Avenue, thence South 190 feet to the Northerly line of Lot 12; thence East 70 feet to an iron pin; thence North 210 feet to a point in the Southerly margin of Kirkland Avenue; thence along the Southerly margin of Kirkland Avenue 70 feet to the point of beginning. Included in this description is the Northerly portion of the lot between the TVA easement and the present margin of Kirkland Avenue which has inured to the benefit of the holder of the Fee Title by adverse possession, such tract having been openly and notoriously held continuously held since 1930.

Being the same property conveyed to Edward D. Morris and Elsa S. Morris, Trustees of the Morris Family Revocable Living Trust Agreement dated 3/29/95, by Deed from Edward D. Morris and wife, Elsa S. Morris, dated 3/29/95 and appearing of record in Book 9632, page 810, Register's office for Davidson County, Tennessee. The said Edward D. Morris having since passed away on January 24, 1998 and Elsa S. Morris becoming sole Trustee under Item XII of the Morris Family Revocable Living Trust Agreement dated March 29, 1995. The said Elsa S. Morris having since died on January 24, 2015 and Wayne E. Morris and Stephen S. Morris having been appointed as Successor Co-Trustees under Item XII of the Morris Family Revocable Living Trust Agreement dated March 29, 1995.

Being also the same property conveyed to Peggy M. Campbell, by Deed from Wayne E. Morris, Stephen S. Morris, and Peggy M. Campbell. individually as heirs of the Estate of Elsa S. Morris and as Co-Executors of the Estate of Elsa S. Morris, and Wayne E. Morris and Stephen S. Morris, Successor Co-Trustees of the Morris Family Living Trust Agreement dated 3/29/1995, and Wayne E. Morris, Stephen S. Morris, and Peggy M. Campbell, as Successor Co-Trustees of the Marital Trust established under Item IV of the Morris Family Living Trust Agreement dated 3/29/1995 and Wayne E. Morris, Stephen S. Morris, and Peggy M. Campbell, Successor Co-Trustees of the Family Trust established under Item V of the Morris Family Living Trust Agreement dated 3/29/1995, dated 12/31/2015, recorded 01/13/2016, and appearing of record in Instrument No. ~~20160113-0003401~~ *, Register's Office for Davidson County, Tennessee.

* 20160113-0003405

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 1405 Kirkland Avenue, Nashville, TN 37216-3218

(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 25th day of January, 2016.

Peggy M. Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peggy M. Campbell, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of January, 2016.

NOTARY PUBLIC

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

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