BILL GARRETT, Davidson County
Trans:T20160014913 DEEDWARR
Recvd: 02/23/16 15:18 2 pgs
Fees:13.00 Taxes:462.50

20160223-0017287

WARRANTY DEED

File #16046

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Meredith Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

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
ROOTDEV LLC	Same as New Owner	-072-07-0-109.00
(NAME)	(NAME)	
753 Alloway Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 and Investments G.P., a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROOTDEV, LLC, a Tennessee Limited Liability Company** 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 March 29, 1995, by Quitclaim deed from Edward D. Morris and wife, Elsa S. Morris of record in Book 9632, page 810, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on March 31, 1995. Edward D. Morris and Elsa S. Morris having since died.

Being the same property conveyed to Peggy M. Campbell by Quitclaim deed from Wayne E. Morris and Stephen S. Morris, Successor Co-Trustees to The Morris Family Revocable Living Trust Agreement dated 3/29/95 of record in Instrument No. 20160113-0003405 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 13, 2016.

Being the same property conveyed to Spartan Land and Investments, G.P., a Tennessee general partnership by Warranty deed from Peggy M. Campbell of record in Instrument No. 20160126-0007570 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 26, 2015.

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 19th day of February, 2016.

Spartan Land & Investments GP

BY: _____

K. Ryan Meadows, partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared K. Ryan Meadows, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be a partner of Spartan Land & Investments GP, a Tennessee general partnership, the within named bargainor, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 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