BILL GARRETT, Davidson County
Trans:T20160016262 DEEDWARR
Recvd: 02/29/16 10:30 2 pgs
Fees:13.00 Taxes:318.20
20160229-0018841

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00.

Holly E Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2016.

Ashley Bouslog
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/18

Ashley Bouslog State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNER:
Ruffin Consulting PC
315 10th Ave North
Nashville, TN 37203

SEND TAX BILLS TO:
Ruffin Consulting PC
315 10th Avenue North
Nashville, TN 37203

PARCEL:
034 01 0C 013.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GLANCY PARTNERS, A TENNSSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **RUFFIN CONSULTING PC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 107, as shown on the map entitled Glancy Square, an office condominium, of record in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square, as recorded in Instrument number 20160218-0015326 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Furthermore, see Plat Book 6200, page 355 and as amended in Plat Book 7900, at page 454 and Book 11272, at page 622 and Instrument Number 20130717-0073849.

Being the same property as conveyed to Glancy Partners, a Tennessee general partnership, who obtained the property by Special Warranty Deed recorded on 04/27/2012 in Instrument No. 20120427-0036208, Register's Office of Davidson County, Tennessee.

This is **improved** X property known as 110 Glancy St. #107, Goodlettsville, TN 37072
unmproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** its successors and/or assigns forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for (1) the lien of the 2016 County taxes which shall be prorated and assumed by the Grantee herein; (2) Easement of record in Book 4388, page 583, in the Register's Office of Davidson County, Tennessee; (3) By-Laws of record in Book 8833, page 91, in said Register's Office; (4) Charter of record in Book 8793, page 341, said Register's Office; (5) restrictive covenants of record in Book 8793, page 328, amended in Instrument No. 20130717-0073849; in Book 8793, page 347; in Book 8793, page 384; in Book 8833, page 94; and in Book

8833, page 96, in said Register's Office; (6) easements, restrictions, and building setback lines of record in Plat Book 421, page 124; in Plat Book 421, page 125; in Plat Book 5210, page 66 (amended in Plat Book 6972, page 114 and in Plat Book 9858, page 14); in Plat Book 6200, page 355; in Plat Book 7900, page 454; and in Plat Book 11272, page 622, in said Register's Office; and, the undersigned further covenants and binds itself, its successors and/or 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, the undersigned has caused this instrument to be executed individually or by its duly authorized officer on this 24 day of February, 2016.

GLANCY PARTNERS, a Tennessee
General Partnership

By: _____

Name: Ben A. Burns

Title: ~~General Partner~~ Agent by appointment of the General Partnership

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Polly E. Lavit, a notary public of the state and county aforesaid, personally appeared BEN A. BURNS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be ~~General Partner~~ Agent of GLANCY PARTNERS, the within named bargainor, a Tennessee General Partnership, and that he as such ~~General Partner~~ Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as ~~General Partner~~. Agent.

WITNESS MY HAND and seal, at office, on this the 24th day of February, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 5/18/18

Polly E. Lavit
State of Tennessee Notary Public
Davidson County