BILL GARRETT, Davidson County
Trans: T20160050024 DEEDWARR
Recvd: 06/13/16 15:58 2 pgs
Fees: 13.00 Taxes: 177.60
20160613-0059872

Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1618

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Carlton 377 Athens Way, Apt 503 Nashville, TN 37228	NEW OWNER	128-15-A-84.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$48,000.00**

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 7th day of June, 2016.

Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Oakland Investments Ltd, a Delaware corporation and Trianon Developments Ltd, a Delaware corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Carlton,** hereinafter called the Grantees, their heirs and assigns, a 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. 85, Final Subdivision, Still Spring Hollow, Section 2, Phase 1, as of record in Instrument No. 20031111-0164936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Oakland Investments Ltd, a Delaware corporation and Trianon Developments Ltd, a Delaware corporation by Warranty Deed from Claudia B. Davis, Carey G. Davis, an unmarried man, Philip L. Davis and Philip L. Davis, Jr., dated August 4, 1989, recorded August 4, 1989, of record in Book 7907, page 635, Register's Office for Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: **113 Zuric Court, Nashville, TN 37221**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 our hands on the **7th** day of **June, 2016**.

Greater Middle Tennessee Development Partnership

By: _____
Fred M. Stevenhagen, Managing Partner and as Secretary of Trianon Development Ltd., the General Managing Partner of Greater Middle Tennessee Development Partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Fred M. Stevenhagen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Managing Partner** of **Greater Middle Tennessee Development Partnership** and the **Secretary of Trianon Development, Ltd.**, the within named bargainor, a Tennessee general partnership and a Delaware corporation, and that he/she as such as **Managing Partner and as Secretary for the General Managing Partner**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership and the corporation by him/herself as **Managing Partner and Secretary for the General Managing Partner.**.

Witness my hand and Official Seal this the **7th** day of **June, 2016**.

_____
Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019