Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000.00.

Affiant

Subscribed and sworn to me on June 20, 2016.

NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

nns INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Co=erce Street, Suite 110
Nashville, TN 37201
Our File #29523SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP -PARCEL #
CP Partners, G.P. 6035 Neighborly Ave. Nashville, TN 37209	CP Partners, G.P. 5106 Maryland Way Brentwood, TN 37027	103-01-0-074.00 103-01-0-075.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bettie Joe Beckham, hereinafter called "GRANTORS," have bargained and sold, and by these presents does transfer and convey unto CP Partners, G.P., hereinafter called "GRANTEES," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee as follows; beginning at the Southeast intersection of Cowden Avenue and John B. St., thence S 26 E 130.5 feet to a stake; thence N 82 E 100 feet to a stake; thence N 26 W 143.5 feet to a stake in the South boundary John B. St.; thence S 68.30 W 100 feet to the beginning, being the North half of Lot No. 11 of Cowden Subdivision No. 3 and being a part of the tract of land conveyed by John T. Lellyett to Lillian S. Cowden by deed of record in Book 505, page 506, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L.M. Beckham, Jr. and wife, Bettie Joe Beckham by deed from John B. Cowden, Trustee of the Lilian S. Cowden Trust, of record in Book 1628, page 314, Register's Office for Davidson County, Tennessee. The said L.M. Beckham, Jr. having predeceased Bettie Joe Beckham.

TRACT 2:

Land in Davidson County, Tennessee as follows; beginning at a stake in the South boundary line of John B. St. 100 ft. East of Cowden Ave. and running S 26 deg. E 143.5 ft. to a stake; thence N 63 deg. 30 sec. E 100 feet to a stake; thence N 26 deg. E 143.5 feet to a stake in the South boundary line of John B. St.; thence S 68 deg. 30 sec. W 100 ft. to the beginning, being the North section of Lot No. 10 in Cowden Subdivision No. 3 and being a part of the tract of land conveyed by John T. Lellyett to Lillian S. Cowden by deed of record in Book 505, page 506, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160053339 DEEDWARR
Recvd: 06/22/16 16:05 2 pgs
Fees: 13.00 Taxes: 1350.50
20160622-0063827

Being the same property conveyed to L.M. Beckham, Jr. and wife, Bettie Jo Beckham by deed from John B. Cowden, Trustee of the Lilian S. Cowden Trust, of record in Book 1628, page 309, Register's Office for Davidson County, Tennessee. The said L.M. Beckham, Jr. having predeceased Bettie Jo Beckham.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as unimproved property located at 6035 Neighborly Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 20th day of June, 2016.

Bettie Joe Beckham By Randy D. Beckham attorney in fact

Bettie Joe Beckham, By: Randy Dewayne Beckham, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Dewayne Beckman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Bettie Joe Beckham, as her Attorney in Fact, pursuant to Power of Attorney of record as Instrument No. 20151231-01315 53, Register's Office, as the free act and deed of the within Bettie Joe Beckham.

Witness my hand and official seal on June 20, 2016.

CLEVELAND D. BAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

NOTARY PUBLIC

My Commission Expires: