WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160072679 DEEDWARR
Recvd: 08/19/16 14:21 2 pgs
Fees: 13.00 Taxes: 2072.00
20160819-0087092

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

File No. 0002075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spartan Land & Investments, G.P.	Spartan Land & Investments	082-03-0-111.00
(NAME)	(NAME)	
1121 North 2nd Street	7036 Wikle Rd. West	082-03-0-110.00;
(ADDRESS)	(ADDRESS)	082-03-0-113.00;
Nashville, TN, 37207	Brentwood TN 37027	071-03-0-140.00
(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, **Ronald B. Webb Sr. aka Ronald B. Webb and wife, Anna Marie Webb,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spartan Land & Investments, G.P.,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I: 1121 N. 2nd Street, Nashville, TN 37207
Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 66 fronts 50 feet on the Easterly side of North 2nd Street, and runs back between parallel lines, 181 feet to an alley.

Being the same property conveyed to Ronald B. Webb, Sr., and wife, Anna Marie Webb by Warranty deed from Heirs of Dora Margaret Cutrell, deceased, being Susan N. Costello and Bobby G. Cutrell of record in Book 9773, page 189, Register's Office for Davidson County, Tennessee, dated August 23, 1995 and recorded on August 25, 1995.

Parcel II: 1123 N. 2nd Street, Nashville, TN 37207
Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb by Warranty deed from Rocky D. Monk and wife, Joyce C. Monk of record in Book 6898, page 191, Register's Office for Davidson County, Tennessee, dated June 16, 1986 and recorded on June 26, 1986.

Parcel III: 1117 N. 2nd Street, Nashville, TN 37207
Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Benedict Land Companys Subdivision of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 64 fronts 50 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb by Warranty deed from Kathy Felts, unmarried of record in Book 8084, page 682, Register's Office for Davidson County, Tennessee, dated April 05, 1990 and recorded on April 09, 1990.

Parcel IV: 219 Queen Street, Nashville, TN, 37207

Land in Davidson County, Tennessee, being East 60 feet of Lot No. 132 on the Plan of J. B. Haynies Oriental Subdivision of record in Plat Book 161, Page (s) 26 and 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 60 feet on the North side of Queen Street and runs back between parallel lines along the West margin of Sultana Street, 140 feet to an alley in the rear.
Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb by Warranty deed from Danny L. Talley and wife, Sylvia E. Talley of record in Instrument No. 20000222-0017403 Register's Office for Davidson County, Tennessee, dated February 21, 2000 and recorded on February 22, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties 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 1121 N. 2nd St., Nashville, TN 37207; 1123 N. 2nd St., Nashville, TN 37207; 1117 North 2nd Street, Nashville, TN 37207; 219 Queen St., Nashville, TN 37207

(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 18th day of August, 2016.

Ronald B. Webb Sr.
Ronald B. Webb Sr.

Anna Marie Webb
Anna Marie Webb

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 Ronald B. Webb Sr. and Anna Marie Webb, the bargainor(s), with whom I am personally acquainted (or proved to me his/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 this 18th day of August, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206