WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160078487 DEEDWARR
Recvd: 09/07/16 15:15 2 pgs
Fees:13.00 Taxes:233.10
20160907-0094244

Julie Hamilton State of Tennessee Notary Public Davidson County

File No. 0002133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st 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	071-15-0-019.00
(NAME)	(NAME)	
132 Marie St.	7036 Wikle Road W	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Brentwood, TN 37027	
(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, **William Potter,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spartan Land & Investments, G.P., a Tennessee general partnership,** 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:

Land in Davidson County, Tennessee, being Lot 79, MAP OF EASTMORELAND PLACE, as shown on plat of record in Plat Book 161, Page 170, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chester Potter and wife, Doris L. Potter from Arthur M. Young and wife, Meela Mae Kyles, and Zaida A. Rasheid, unmarried of record in Book 9485 and Page 868. Chester Potter having since died on May 21, 2004 and wife, Doris L. Potter having since died on July 25, 2002.

Affidavit of Heirship recorded on August 3, 2016 in Instrument number 20160803-0080465.

Quitclaim Deed from Gary Potter to William Potter recorded August 3, 2016 in Instrument number 20160803-0080466. Quitclaim Deed from Cary Potter to William Potter recorded August 3, 2016 in Instrument number 20160803-0080467. Quitclaim Deed from Peter Potter to William Potter recorded on August 3, 2016 in Instrument number 20160803-0080468. Quitclaim Deed from Greg Potter to William Potter recorded on August 3, 2016 in Instrument No. 20160803-0080469. Quitclaim Deed from Mildred Potter to William Potter recorded on August 3, 2016 in Instrument number 20160803-0080470. Quitclaim Deed recordd on August 3, 2016 in Instrument number 20160803-0080471.

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 132 Marie 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 31st day of August, 2016.

William Potter

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 William Potter, 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 31st day of August, 2016.

Notary Public

My commission expires: 7/3/2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Julie Hamilton
State of Tennessee Notary Public
Davidson County