WARRANTY DEED

Julie Hamilton
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20160084543 DEEDWARR
Recvd: 09/26/16 15:21 2 pgs
Fees:13.00 Taxes:407.00
20160926-0101465

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $110,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of September, 2016

Notary Public
My Commission expires: 7/3/2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Spartan Land and Investments, G.P.	SAME	091-08-0-019.00
1104 Fatherland Street		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael C. Tinsley, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Spartan Land and Investments, G.P.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of George T. Finegan, Trustee, Subdivision of Lot No. 10 of the County Lands, of record in Book 161, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 5 fronts 50 feet on the west side of 44th Avenue North, formerly Laughlin Street, and runs back between parallel lines 146.1 feet to a dead line.

Being the same property conveyed to Michael Tinsley and Micky Tinsley by deed from Jake Sogga, unmarried, on February 15, 2007, of record in Instrument Number 20070308-0029057, Register's Office for Davidson County, Tennessee. And a parcel of property further conveyed to Michael C. Tinsley, unmarried by Quitclain Deed from Michael C. Tinsley and Mickey M. Tinsley on April 30, 2015 of record in Instrument Number 20150605-0052995, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 69, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3316, page 339, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1017 44th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 23, 2016.

Michael C. Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael C. Tinsley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 23, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY