WARRANTY DEED

Julie Hamilton
State of Tennessee Notary Public
Davidson County

File No. 0002231

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Julie Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 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
House2Home, LLC	House2Home, LLC	091-08-0-019.00
(NAME)	(NAME)	
1017 44th Avenue North	8345 Carriage Hills Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160086815 DEEDWARR
Recvd: 10/03/16 15:01 2 pgs
Fees:13.00 Taxes:518.00
20161003-0104094

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, **Spartan Land & Investments, G.P., a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **House2Home, LLC, a Tennessee limited liability company,** 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 No. 5 in George T. Finegan, Trustee, Subdivision of Lot No. 10 of the County Lands, as of record in Book 161, Page 69, Register's Office for Davidson County, Tennessee.

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

Being a portion of same property conveyed to Spartan Land and Investments, GP by Michael C. Tinsley, unmarried, recorded the 26 day of Sept., 2016 in Instrument No. 20160926-0101465, in the Register's Office of Davidson County, Tennessee.

Being a portion of same property conveyed to Michael C. Tinsley, unmarried by Quit Claim Deed from Michael C. Tinsley, unmarried and Mickey M. Tinsley, a married woman, recorded the 5th day of June, 2015 in Instrument No. 20150605-0052995, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael Tinsley and Mickey Tinsley as joint tenants with the right of survivorship by Warranty Deed from Jake Sogga, unmarried, recorded the 8th day of March, 2007 in Instrument No. 20070308-0029057, in the Register's Office of Davidson County, Tennessee.

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 1017 44th Avenue North, Nashville, TN 37209

(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 30th day of September, 2016.

Spartan Land & Investments, G.P.

By: Joshua L. Hunter
Its: Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be member of Spartan Land & Investments, G.P., a Tennessee General Partnership, the within named bargainor, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as member.

Witness my hand this 30th day of September, 2016.

Notary Public

My commission expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206