WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088789 DEEDWARR
Recvd: 10/07/16 15:12 2 pgs
Fees: 13.00 Taxes: 370.00
20161007-0106563

Julie Hamilton
State of Tennessee Notary Public
Davidson County

File No. 0002293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 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	082-03-0-199.00
(NAME)	(NAME)	
1101 Stockell Street	7036 Wikle Road West	
(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, **Robert L. Brown Jr. and wife, Earline Ridley Brown,** 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 No. 110 on the Plan of Benedict Land Cos. Subdivision of the Lindsley Tract, as of record in Book 332, Page 40.

Said Lot fronts 50 feet on the Easterly side of Stockell Street and runs back between parallel lines along the Northerly margin of Evanston Avenue (formerly Childress Street), 170 feet to an alley.

Being the same property conveyed to Robert L. Brown, Jr. and wife, Earline Ridley Brown by Warranty Deed from Mrs. Irene Brown, recorded on the 4th day of May, 1979 at Deed Book 5431, Page 56, in the Register's Office for 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 and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1101 Stockell Street, 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 6th day of October, 2016.

Robert L. Brown, Jr.

Robert L. Brown, Jr.

Earline Ridley Brown by Danielle Brown, attorney in fact

Earline Ridley Brown by Danielle Brown, attorney in fact

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 Robert L. Brown Jr. and Earline Ridley Brown, 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 6th day of October, 2016.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

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, Danielle Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Earline Ridley Brown, and that this instrument was executed on behalf of the said Earline Ridley Brown for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded ~~simultaneously herewith~~ at Instrumet Number 20160928-0102449, in the Register's Office for Davidson County, Tennessee.

Witness my hand this 6th day of October, 2016.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206