WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112941 DEEDWARR
Recvd: 12/22/16 11:05 2 pgs
Fees:13.00 Taxes:2072.00
20161222-0134723

File No. TE0002498

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 22nd day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.	Same as New Owner	083-09-0-449.00;
(NAME)	(NAME)	
1104 Fatherland St.		083-09-0-480.00;
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		083-09-0-450.00
(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, **Dever Development, LLC, a Tennessee limited liability company,** 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 as follows:

Tract I:

Lot 25 of the Lindsley Park Addition as shown by a map of record in Book 547, page 76, in the Davidson County, Tennessee Register of Deeds Office.

Tract II:

Lots Nos. 23 & 24 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, Register's Office for said County.

Said Lot No. 23 fronts 53 feet on the Westerly side of Helen Avenue and extends back 180 feet on the Northerly line and 194 feet on the Southerly line to a dead line measuring 50 feet thereon.

Said Lot No. 24 fronts 62.6 feet on the Westerly side of Helen Avenue and extends back 143 feet on the Northerly line and 180 feet on the Southerly line to a dead line in the rear measuring 50 feet thereon.

All Tracts Being the same property conveyed to Dever Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from RD Enterprises, LLC, a Tennessee Limited Liability Company, recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083759, 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 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 106 Lindsley Park Drive, Nashville, TN 37206

(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 22nd day of December, 2016.

Dever Development, LLC:

Rhea D. Thornton, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Rhea D. Thornton, 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 sole member of Dever Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as sole member.

Witness my hand this 22nd day of December, 2016.

M. Menke
Notary Public

My commission expires: 5-8-2018

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

