WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114644 DEEDWARR
Recvd: 12/29/16 13:06 2 pgs
Fees:13.00 Taxes:1961.00
20161229-0136894

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

File No.: ALW-16-3901

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Small Brothers Properties	NEW OWNER	09209001800.
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **FOR A SONG PROPERTIES**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SMALL BROTHERS PROPERTIES**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. Two on the Town of Clifton, Tariff Reform, of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee.

Said part of lot begins at a point on the Southwest corner of 39th and Delaware Avenue, said point being located on the West margin of 39th; thence, along said margin of 39th Avenue, South 67 feet to the Northeast corner of the John Gay Lot; thence, with said North line of the John Gay lot, West 150 feet; thence, North 67 feet to the South margin of Delaware Avenue; thence, with the Southerly margin of Delaware Avenue East 150 feet to the beginning.

Being the same property conveyed to For a Song, a Tennessee general partnership by Quitclaim Deed from For a Song Properties, LLC, a Tennessee limited liability company, recorded on the 1st day of May, 2014 in Instrument No. 20140501-0036825, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3901 Delaware Avenue, Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of December, 2016.

FOR A SONG PROPERTIES

BY: TIA M. SELLERS
ITS: PARTNER

BY: Ronald D Runyeon
ITS: Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of December, 2016, before me personally appeared Ron Runyeon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of For a Song Properties, the within named bargainor, a partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of December, 2016.

Notary Public
My Commission Expires: 7-08-2019

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of December, 2016, before me personally appeared Tia Sellers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Partner of For a Song Properties, the within named bargainor, a partnership, and that she as such Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of December, 2016.

Notary Public
My Commission Expires: 7-08-2019

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171