WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/28/19
(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

R-P-17-0214

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bartek Investments-3, Ltd.	Same as new owner	
(NAME)	(NAME)	
5211 Spanish Oaks		**104-01-0-115.00**
(ADDRESS)	(ADDRESS)	
Frisco, TX 75034-5107		
(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 consideration, the receipt of which is hereby acknowledged, **DAVID B. KEITH AND LAURA E. KEITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARTEK INVESTMENTS-3, LTD., A TEXAS LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 28 in Block No. 26 on the Plan of Map of Plummer Place and part of Block No's. 3-8-13-18 and 23 in Charlotte Park 2nd Addition Map of Plummer Place of record in Book 161, Page 39 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David B. Keith and Laura E. Keith, husband and wife by Warranty Deed from Q & A Holdings GP, a Tennessee general partnership of record in Instrument No. 20160705-0068470 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.

NOTE: John Gleaves executed this instrument on behalf of David B Keith and Laura E. Keith pursuant to Powers of Attorney recorded in Instrument No 20170308-0022637 and Instrument No 20170308-0022638, Register's Office for Davidson County Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Chamberlin Street, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170019734 DEEDWARR
Recvd: 03/08/17 08:33 2 pgs
Fees:13.00 Taxes:2405.00
20170308-0022639

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2017.

David B. Keith by John Gleaves, Attorney-in-Fact

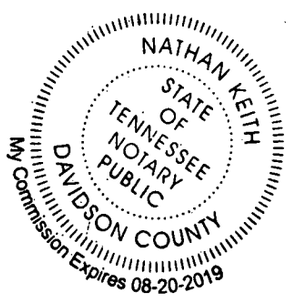
Laura E. Keith by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID B. KEITH AND LAURA E. KEITH, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID B. KEITH AND LAURA E. KEITH.

Witness my hand and official seal, this the 3rd of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212