THIS INSTRUMENT PREPARED BY:
Fidelity National Title Group
6840 Carothers Parkway, Suite 200
Franklin, TN 37067
File No:1717198CTN

BILL GARRETT, Davidson County
Trans:T20170069188 DEEDWARR
Recvd: 08/10/17 10:37 3 pgs
Fees:18.00 Taxes:518.00
20170810-0081944

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spring Branch Partners, LLC	Same	03406002300
301 Congress Ave, Suite 1250		
Austin, TX 78701		

FOR AND IN CONSIDERATION of the sum of One ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Absolute Properties, LLC, have this day bargained and sold, and do hereby transfer and convey unto the said Spring Branch Partners, LLC, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, TN as follows:

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to ABG Properties in Deed Book 8716, page 125, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 12/12/96 by Tommy E. Walker R.L.S. TN. Lic. No. 1465 as follows:

Beginning at an iron pin in the southeasterly margin of Spring Branch Drive, said pin being the most southwesterly corner of the herein described tract and a common corner to Storage Trust Properties, L.P. (DB 9552, PG 296, RODCT); Thence with said margin N 53° 58' 00" E, 364.36' to a point; Thence with said margin and a curve to the right (I = 7° 41' 55", R = 475.00, LC = 63.77', CB = N 57° 48' 58" E) for a curve distance of 63.84' to an iron pin; Thence now leaving said margin with a new line S 19° 42' 54" E, 183.68' to an iron pin; Thence S 10° 10' 19" W, 150.52' to an iron pin; Thence N 66° 20' 00" W, 96.20' to an iron pin; Thence N 83° 25' 00" W, 297.86' to the point of beginning containing 1.466 acres more or less.

Being the same property conveyed to Absolute Properties, LLC by Warranty Deed from Arles Scotty Greene and wife, Jennifer Greene, Wesley Heath Greene and wife, Elizabeth Greene, and Shelley Greene George, a single woman of record in Instrument No. 20080204-0011704, in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Sumner The actual consideration for this transfer is $140,000.00.

Affiant Linda Craft

Subscribed and sworn to before me this 7th day of August, 2017

KEVIN SLAYTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Affix Seal)

Notary Public

My Commission expires: April 24, 2019

This is (Check One) unimproved ☑ / improved ☐ property, known as:

1816	Spring Branch Drive		Madison, Tennessee 37115
(House Number)	(Street)	(P.O. Address)	(City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 7th day of Aug, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Absolute Properties, LLC

By Linda Craft, President

File No: 1717198CTN

STATE OF TN }
COUNTY OF Sumner }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda Craft with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the - president of Absolute Reporters, LLC, and that he as such president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Linda Craft, president.

WITNESS my hand and official seal at @, this 7th day of August, 2017.

NOTARY PUBLIC

KEVIN SLAYTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: Apr. 24, 2019

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1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4224, Page 208 and in Book 9618, Page 614, Register's Office for Davidson County, Tennessee.

2. Restrictions as referenced in deed of record in Book 6531, Page 425, in the Register's Office for Davidson County, Tennessee.