WARRANTY DEED

Bill Garrett Davidson County
Batch# 5960 **DEEDWARR**
09/29/2017 11:20:01 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20170929-0099829

File No. RW0003324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/17/21

(AFFIX SEAL)

ANNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY 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 and Investments, GP	NEW OWNER	050-14-0-113.00 & 050-14-0-114.00
(NAME)	(NAME)	
3217 Spears Road	1104 Fatherland St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Nashville TN 37206	
(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, **Anna Marie Webb, widowed**, **Hazel Kilcrease, married**, **James W. Webb, III, unmarried** and **Tiffany P. Webb, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spartan Land and Investments, GP,** 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 part of Lots Nos. 388 and 389 on the Plan of Parkwood Estates, Section 2, a plat of which is of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot 389 front 71.66 feet on Spears Road and runs back on the East side a distance of 104.29 feet to a point; thence S 40 deg. 15' W 93.1 feet to a point in the west margin of said lot 389 and 388; thence in a southerly direction along said lot line 59.37 feet to a point in the north margin of Spears Road.

Said part of Lot 388 front 67.5 feet on Spears Road and runs back along the west margin of Lot 389, 59.37 ft. to a point; thence in a southerly direction 95 ft. to a point in the north margin of Spears Road forming a triangular shaped parcel of land attached to and joining the aforementioned part of Lot 389.

Being the same property conveyed to Roderick Ashley Webb, by deed from D.W. McMackin, Substitute Trustee, of record in Book 6326, Page 871, Register's Office for Davidson County, Tennessee. The said Roderick Ashley Webb having since died intestate on March 3, 2006, and the property having become vested in his heirs at law: Ronald B. Webb, Sr., Hazel Kilcrease, James E. Webb, III, and Tiffany P. Webb (SEE ALSO: Affidavit of Heirship of record at Instrument No. 20070817-0098560, Register's Office for Davidson County, Tennessee). The said Ronald B. Webb having since died intestate on 5/5/2017 and his ownership interest having become vested in his sole heir at law: Anna Marie Webb (SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20170906-0091729, 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 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3217 Spears Road, 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 21st day of September, 2017.

Anna Marie Webb

Hazel Kilcrease

James W. Webb, III

Tiffany P. Webb

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 Anna Marie Webb, Hazel Kilcrease, James W. Webb, III, Tiffany P. Webb, 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 21st day of September, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206