WARRANTY DEED

Bill Garrett Davidson County
Batch# 20911 **DEEDWARR**
11/01/2017 01:42:58 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20171101-0112120

File No. TE0003460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

RWalters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017.

Julie Daniels
Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

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
Joshua Southards, *et ux.*	Joshua Southards	050-14-0-113.00 & 050-14-0-114.00
(NAME) 3217 Spears Rd	(NAME) 5880 Ashland City Hwy	
(ADDRESS) Nashville, TN, 37207	(ADDRESS) Nashville, TN 37218	
(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, **Spartan Land and Investments, GP, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Southards and Bryn Southards, husband and wife,** 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 Spartan Land and Investments by Ronald B. Webb, SR., Hazel Kilcrease, James E. Webb, III, and Tiffany P. Webb recorded September 29, 2017 in Instrument No. 20170929-0099829, in the 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 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 3217 Spears Rd, 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 30th day of October, 2017.

Spartan Land & Investments, G.P.

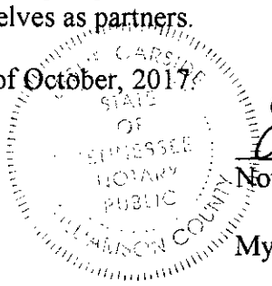
By: K. Ryan Meadows, partner

By: Joshua L. Hunter, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared K. Ryan Meadows and Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be partners of Spartan Land and Investments, GP, a Tennessee general partnership, the within named bargainor, and that he/she as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as partners.

Witness my hand this 30th day of October, 2017.



Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206