Bill Garrett Davidson County
Batch# 58686 DEEDWARR
02/13/2018 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180213-0014265

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 200,000.00**

x Sophie Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF **FEBRUARY, 2018.** Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SPARTAN PROPERTIES, LLC	**SAME**	**061-01-0-017.00**
(NAME) **915 ALLEN STREET**	(NAME)	
(ADDRESS) **LANSING, MI 48912**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BRITTANY RYAN, MARRIED, AND TYLER RENDLEMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPARTAN PROPERTIES, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Easterly half of Lot No. 3 on the unrecorded subdivision of a tract of land conveyed by Sue S. Cloyd to T.H. Wilhoite by deed of record in Book 782, Page 798, Register's Office for said County, described according to a survey make by Wm. Collier Parrish Associates, Civil Engineers, December 16, 1960, as follows:

Beginning at an iron stake on the Northerly margin of Broadmoor Drive, at the intersection of the Western boundary line of the property conveyed to A.T. Sledge and wife, by deed from T.H. Wilhoite and wife, as of record in Book 853, Page 137, Registers Office, and the Northerly margin of said Drive; thence with the Northerly margin of said Drive, North 87 degrees 30 minutes West 128.7 feet to an iron stake in the Eastern boundary line of the property conveyed to Connie Maud Cantrell Hensley by deed from Wm. L. Gray and wife, as of record in Book 1558, Page 485, said Register's Office; thence with said Hensley's Eastern boundary line, North 2 degrees 11 minutes East 300 feet to an iron stake at the Southwest corner of the property conveyed to Castleman Construction Company, by deed from Reba Pulley Bradford Deason and husband, of record in Book 3401, Page 327, said Register's Office; thence with the said Company's Southern boundary line, North 81 degrees 11 minutes East 132.94 feet to an iron stake in said Sledge's Western boundary line; thence with same, South 2 degrees 30 minutes West 326.07 feet to the beginning.

******** SEE PAGE TWO FOR CONTINUATION OF LEGAL DESCRIPTION**********

Being the same property conveyed by Warranty Deed from Ruby M. Robinson, unmarried to Brittany Ryan, an unmarried woman, and Tyler Rendleman, an unmarried man, as tenants in common with right of survivorship, as recorded on April 29, 2013 in Instrument No. 20130429-0042530, Register's Office of Davidson County,Tennessee. Further, being the same property conveyed to Brittany Ryan and Tyler Rendleman, wife and husband, by Quitclaim Deed recorded in Instrument No. 20150320-0024449, said Register's Office. Brittany Ryan and Tyler Rendleman have since divorced.

This conveyance is subject to any and all easements, restrictions and conditions of record in the Register's Office for Davidson County, Tennessee. See Limited Powers of Attorney for Brittany Ryan and Tyler Rendleman being recorded simultaneously herewith as Instrument No(s)_____20180213001426320180213001426 3_____and _____20180213001426420180213001426 4_____, said Register's Office.

This is the same legal description as prior Deed.

Unimproved ( )
This is improved(X) property, known as **309 BROADMOOR DRIVE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following description by Deed to the State of Tennessee of record in Book 4949, Page 493, said Register's Office:

Parcel I

Beginning at the point of intersection of the North margin of Broadmoor Runs and the East boundary of the Glendon L. DeCoursey property, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 16.00 feet to a point, thence South 83 degrees 49 minutes 18 seconds East 128.69 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 16.00 feet to a point, in the said North margin, thence along the said North margin North 83 degrees 49 minutes 18 seconds West 128.7 feet to the point of beginning.

Parcel II

Beginning at the point of intersection of the East boundary of the Robert B. Smith property and the South boundary of the Earnest C. Deerman property; thence along the said South boundary North 85 degrees 00 minutes 42 seconds East 131.10 feet to a point thence South 6 degrees 37 minutes 57 seconds West 30.54 feet to a pint, thence along a curve left having a radius of 1120.92 feet Westwardly for 105.01 feet to a point, thence South 85 degrees 00 minutes 42 seconds West 25.26 feet to a point in the Smith East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 25.53 feet to the point of beginning.

The above described property is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same to and from abutting lands is hereby conveyed. However, access is provided to an access road described in Parcel 2 above.

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the Smith East boundary and the South margin of the access road described in Parcel 2 above, thence along the said south margin Westwardly 130.27 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 20.81 feet to a point, thence South 86 degrees 41 minutes 25 seconds West 130.42 feet to a point in the said East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 21.93 feet to the point of beginning and containing 2909 square feet.

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 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 our hands this 7th day of **FEBRUARY, 2018.**

Brittany Ryan by Sophie Mason, her Attorney in Fact

BRITTANY RYAN
BY: SOPHIE MASON, HER ATTORNEY IN FACT

Tyler Rendleman by Sophie Mason his Attorney in Fact

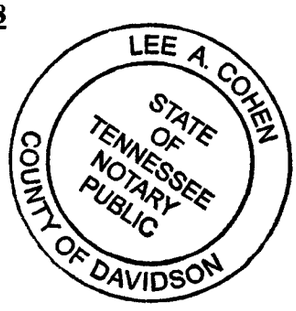
TYLER RENDLEMAN
BY: SOPHIE MASON, HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2018, before me personally appeared **SOPHIE MASON, Attorney-in-Fact for BRITTANY RYAN AND TYLER RENDLEMAN,** 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 **BRITTANY RYAN AND TYLER RENDLEMAN**and who acknowledged that she executed the same as the free act and deed of **BRITTANY RYAN AND TYLER RENDLEMAN.**

Witness my hand and official seal at office this 7th day of February, 2018.

My commission expires: **November 5, 2018**



Lee A. Cohen
Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021