WARRANTY DEED

Bill Garrett Davidson County
Batch# 83412 DEEDWARR
04/20/2018 02:38:42 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20180420-0037572

File No. RW0003931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS TENTH day of April, 2018.

R Walters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

REBECCA 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
Built Capital, LLC	New Owner	083-13-0-010.00
(NAME)	(NAME)	
212 S 11th St		
(ADDRESS)	(ADDRESS)	
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, **Spartan Land and Investments, GP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Built Capital, LLC,** 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 Lot No. 203 on the Plan of East Edgefield Addition, of record in Book 21, Page 147, Register's Office for said County.

Said Lot No. 203 fronts 50 feet on the westerly side of South 11th Street (formerly Smith Avenue) and extends back 185.8 feet on the northerly line and 187.4 feet on the southerly line to a dead line in the rear measuring 50 feet theron.

Being the same property conveyed to Spartan Land & Investments, G.P., by Quit Claim Deed from 212 SES Eat, LLC, a Tennessee limited liability company, dated December 27, 2017, recorded January 24, 2018 in Instrument No. 20180124-0007380.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, 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 212 S 11th St, Nashville, TN 37206

(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 20th day of April, 2018.

Spartan Land and Investments, GP

K. Ryan Meadows, Partner

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 bargainors, and that they 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 20th day of April, 2018.

Notary Public

My commission expires:
8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206