BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 105819 DEEDWARR
06/18/2018 12:06:24 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180618-0058324

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: August 30, 2021

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
5313 Tennessee, LLC	5313 Tennessee, LLC	09107011300
(NAME)	(NAME)	
5313 Tennessee Ave.	2317 Cruzen St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **M. Lee Barrett, Jr. General Partner for the The M.L. Barrett Family Limited Partnership AKA M. Lee Barrett, Jr., General Partner for the M. L. Barrett Limited Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **5313 Tennessee, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 1222 and 1224, Block 187, No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Barrett L. Corp., General Partner for The M. L. Barrett Family Limited Partnership from William A. Duncan, Jr. by Warranty Deed of record in Instrument No. 20040323-0032490, Register's Office for Davidson County, Tennessee. M. Lee Barrett Jr. was appointed as general partner in place of Barrett L. Corp.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5313 Tennessee Ave., Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 15th day of June, 2018.

M. L. Barrett Family Limited Partnership

By: _____
M. Lee Barrett, Jr., General Partner

M. L Barrett Limited Partnership

By: _____
M. Lee Barrett, Jr., General Partner

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared M. Lee Barrett, Jr. 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 General partner of M.L. Barrett Family Limited Partnership and that he as such general Partner executed the name of the Partnership by himself as general Partner.

WITNESS my hand and seal this 15th day of June, 2018.

_____
Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared M. Lee Barrett, Jr. 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 General partner of M.L. Barrett Limited Partnership and that he as such general Partner executed the name of the Partnership by himself as general Partner.

WITNESS my hand and seal this 15th day of June, 2018 .

_____
Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13125