This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2452

Bill Garrett Davidson County
Batch# 115782 DEEDWARR
07/12/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20180712-0067679

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2018

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
C & S Properties TN LLC. 210 12th Ave South Suite 201 Nashville TN 37203	SAME	107-00-0-066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Spartan Real Estate Services, LLC., a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **C & S Properties TN LLC., a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

According to a survey dated June 23, 1983, File No. 8413 of Barge, Waggoner, Sumner and Cannon, being a parcel of land in the First, formerly the Third, Civil District, Nashville, Davidson County, Tennessee, located South of I-40, West of Briley Parkway and Southeast of Glastonbury Road, and further being part of Lot 12, Camelot on the Parkway, as recorded in Book 3842, Page 198, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Southeasterly margin of Glastonbury Road, said point being 621.42 feet Westerly from the West margin of Briley Parkway;

Thence, with the Southeasterly margin of Glastonbury Road along a curve to the right in a Northeasterly direction, said curve having a central angle of 13° 03' 26", a radius of 939.31 feet, and a curve length of 214.06 feet;

Thence, with a curve to the right having a central angle of 93° 08' 06", a radius of 25.00 feet, 40.64 feet;

Thence, S 43° 42' 11" E, 86.73 feet with the West line of property heretofore conveyed to Metropolitan Nashville Airport Authority;

Thence, with a curve to the left having a central angle of 07° 42', a radius of 767.98 feet, 103.21 feet;

Thence, S 51° 24' 11" E, 287.99 feet to a point in the West line of the Metropolitan Nashville Airport Authority.

Thence, S 07° 52' 23" W, 113.5 feet;

Thence, N 63° 36' 15" W, 568.57 feet to the point of beginning.

Containing 2.02 acres, more or less.
The above described property is encumbered by portions of a sewer easement along the East and North sides. A drainage ditch or creek also extends along the Northerly boundary.

Being the same property conveyed to Spartan Real Estate Services, LLC by Warranty Deed from Raskin Asset Management L.P., dated July 5, 2017 in Instrument No. 20180712-0067573, in the Register's Office of Davidson County, Tennessee.

This is ☐ improved or ☒ unimproved property located at: **Glastonbury Road, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of July, 2018.

GRANTOR:

Spartan Real Estate Services, LLC., a Tennessee Limited Liability Company

By: Cody G Brown
Cody G. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Cody G. Brown** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Authorized Signor of Spartan Real Estate Services, LLC.,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of July, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

201807120067679

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

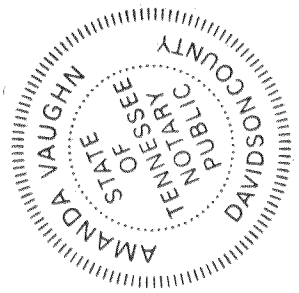
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)