WARRANTY DEED

[Instr:200006140059433 Page: 1 OF 2
RECD FOR REC 06/14/2000 11:51:40AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $107.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant GP LLC member

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grand Canyon Properties, LLC	Owner	43-10A-67
(NAME)	(NAME)	
555 North Dupont Avenue		43-10A-67
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, WE, Julia Pittenger-Clark F/K/A Julia M. Pittenger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grand Canyon Properties, 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:

Unit C-70 (303), in a Horizontal Property Regime, which is located on the Plat of Madison Park, of record in Book 5200, Pages 179-182, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Julia M. Pittenger, by deed of record in Book 5785, Page 920, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Julia Pittenger-Clark by Terry DeSelms as her Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 555 North Dupont Avenue, Madison, TN 37115
(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/our hand(s) this 13th day of June, 2000.

Julia Pittenger-Clark

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of June, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Julia Pittenger-Clark and who acknowledged that he executed the same as the free act and deed of the said Julia Pittenger-Clark, through Power of Attorney granted him by the said Julia Pittenger-Clark.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

