# Warranty Deed

*This Instrument Prepared By:*
**Marbut Glenn Gaston, Jr., Attorney at Law**
**2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143**

**Old Republic Title: Owner's Title Number:** SV 3427067

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| TRISTAR VENTURES, LLC | New Owners At Same Address | Map: 134-13 |
| 236 Largo Dr (a/k/a 369 Harding Pl) | | Parcel: 184 |
| Nashville, TN 37211 | | 5DU-11282 |

**For and in Consideration** of the sum of $ 277,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

THE LIQUOR STORE, LLC, a Tennessee Limited Liability Company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

TRISTAR VENTURES, LLC, a Tennessee Limited Liability Company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 266,** on the plan of **Kenilworth Estates, Sec. 4,** as of record at **Plat Book 3300, pages 34, 35, & 36,** in the Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20020103-0001054, in said Register's Office, and the above description is the same as appears therein.

**This conveyance is subject to** current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Limitations on said plan at Plat Book 3300, pages 34, 25, and 36, and Cross-Easement Agreement of record at Book 7331, page 969, said Register's Office.

Unrecorded Lease Agreement for the easterly portion of said premises and the January lease payment is to be prorated between the parties when collected from tenant.

Articles of Organization for THE LIQUOR STORE, LLC of record at Book 10926, page 477, said Register's Office, and for TRISTAR VENTURES, LLC of record at Record Book 69, page 2491, Register's Office for Rutherford County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/03/02 12:50 2pgs
Fees:13.00 Taxes:1026.75
20020103-0001055

This is improved property known as: 236 Largo Dr (a/k/a 369 Harding Pl), Nashville, TN 37211
{unimproved / improved}

**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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 3rd day of January, 20 02

THE LIQUOR STORE, LLC

By: J. Kendall Gregory
J. Kendall Gregory, member
1 of 2 members

By: Patricia Gregory
Patricia Gregory, member
1 of 2 members

**STATE OF TENNESSEE:**
**COUNTY OF** Davidson:

The actual value or consideration, whichever is greater, for this transfer is $ 277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 10-25-2003

My Commission Expires: 10-25-2003

Notary Public

Notary Public: Marbut Glenn Gaston, Jr.

**STATE OF TENNESSEE:**
**COUNTY OF** _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public

**STATE OF TENNESSEE:**
**COUNTY OF** TENNESSEE:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

J. Kendall Gregory and Patricia Gregory

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged them self to be the sole members of THE LIQUOR STORE, LLC, the within named bargainor, a TN Limited Liability Company and that they, as such sole members, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said THE LIQUOR STORE, LLC, by them self as such sole members. WITNESS my hand and official seal at office on January 3, 2002

My Commission Expires: 10-25-2003

Notary Public: Marbut Glenn Gaston, Jr.

mggaston:clsdocs.warrantydeed