(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00 *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.

(AFFIX SEAL)

* 1904 Elliott Avenue Value #199,500.00 and 605 Baldwin Court Value $65,000.00

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Investors Development, LLC (NAME)	Owner (NAME)	105 090 0 432.00
1309 Keystone Ct. (ADDRESS)	(ADDRESS)	059 11 0 178.00
Franklin TN 37064 (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, **Charles W. Pillow, Sr. and wife, Kathlyn A. Pillow (formerly known as Kathlyn A. Thomas)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Investors Development, LLC and Suwannee 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:

Tract One:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 2 on the plat of the E.T. Lewis Subdivision of the south part of Lot No. 47 of the Waverly Land Company's Plan, which subdivision is recorded in Book 421, page 87, of the Register's Office for said County, described as follows: Beginning on the easterly margin of Elliott Avenue, formerly Kirkman Avenue, at the corner of Lots Nos. 1 and 2 in said subdivision, thence easterly with the line between said Lots Nos. 1 and 2 in said subdivision 203 feet to an open court; thence with the westerly line of said open court northerly 17 feet 3 inches to the corner of Lots Nos. 2 and 3 in said Subdivision; thence westerly with the line between said Lots 202 feet 6 inches to the easterly margin of Elliott Avenue; thence with the easterly margin of said Elliott Avenue southerly 67 feet 1 inch to the beginning.

Being the same property conveyed to Charles W. Pillow, Sr. from Albert Gray, Jr. and wife, Adrain Gray by deed of record in Book 7065, page 136, said Register's Office. See also quitclaim deed of record in Instrument Number 20020708-0081509, said Register's Office.

Tract Two:

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. 502 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kathlyn A. Pillow by deed of record in Instrument Number 20030723-0103105, said Register's Office.

Exceptions: 2003 Taxes have been prorated with Grantee assuming payment thereof and all matters appearing of public record.

Davidson County DEEDWARR
Recvd: 07/23/03 12:53 2pgs
Fees:13.00 Taxes:978.65

20030723-0103106

unimproved ☐

This is improved ☒ property, known as 1904 Elliott Avenue, Nashville, TN & 605 Baldwin Court, Nashville, TN

(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 our hands this 17th day of July, 2003.

Charles W. Pillow, Sr.

Kathlyn A. Pillow

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Pillow, Sr. and wife, Kathlyn A. Pillow, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of July, 2003

Commission expires: June 16, 2004

Yvette Lyn Meldrum Notary Public

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN