WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/04 08:49 2pgs
Fees:13.00 Taxes:329.30
20040714-0083652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 24, 2008 (SEAL)

PATRICIA HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Wendling	Daniel Wendling	96-6-43
(NAME) 2850 Colonial Circle	(NAME) 2850 Colonial Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, California Union Properties,, LLC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Wendling, _____, 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:

Land in Davidson County, Tennessee, being Lot No. 31, as shown on the map entitled Colonial Village, of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to California Union Properties, LLC, by deed of record as Instrument No. 20030506-0060017, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2850 Colonial Circle, Nashville, TN 37214

(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 hand this 25th day of June, 2004.

California Union Properties

By: _____

California Union Properties

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Stanislaus

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Myrtakis with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence~~), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of California Union Properties,, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as member (or other authorized officer

Witness my hand and official seal at ~~Nashville, Tennessee~~ Modesto California this 28th day of June, 2004.

Commission expires: 1-28-05

The Undersigned Authority Notary Public

DIANE M. O'BRIEN
COMM. #1291478
NOTARY PUBLIC-CALIFORNIA
STANISLAUS COUNTY
My Comm. Expires Jan. 28, 2005

MPC2 MPC2

Name of Notary: Diane M. O'Brien
Telephone Number: 209-525-9244
County/State: Stanislaus County, California
Registration/Commission No.: 1291478
Commission Expiration Date: 1-28-2005