Davidson County DEEDWARR
Recvd: 12/13/04 14:06 2pgs
Fees:13.00 Taxes:1028.60

20041213-0147929

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Grand Capital Investments, LLC	Grand Capital Investments, LLC	103-12
330 Franklin Road #135A-135	330 Franklin Road #135A-135	GROUP
Brentwood, Tennessee 37027	Brentwood, Tennessee 37027	PARCEL 264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Eight Thousand Dollars and Zero Cents ($278,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James D. Summers, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Grand Capital Investments, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 50.0 feet of Lot No. 391 on the Plan of Richland Realty Company's Division "C" of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James D. Summers and James R. Hammon, both unmarried, joint tenants with right of survivorship, by deed dated 6/14/1999 from James H. Penrod, Mark T. Penrod and Terry Paul Penrod, heirs at law of Lucille Penrod, deceased and Paul E. Penrod, deceased, of record in Book 11560, page 407, Register's Office for Davidson County, Tennessee, the said James R. Hammon having since conveyed his interest in subject property to James D. Summers by Quitclaim Deed dated 7/18/2002 of record as Instrument No. 20020717-0086369, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 3806 Princeton Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 7th day of December, 2004.

James D. Summers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James D. Summers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee