Davidson County DEEDWARR
Recvd: 03/28/06 12:32 2 pgs
Fees:13.00 Taxes:2756.50

20060328-0035190

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(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
W. Michael Milom, Trustee	Flood, Bumstead, McCready & MaCarthy ATTN: Mary Ann McCready	104-05-0
3702 Princeton Avenue	P.O. Box 331549	GROUP
Nashville, Tennessee 37205	Nashville, TN 37203	PARCEL 170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Seven Hundred Forty Five Thousand Dollars and Zero Cents ($745,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grand Capital Investments, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. Michael Milom, Trustee, with full power and authority to sell, transfer, exchange, convey and encumber by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust and without liability on the part of third persons dealing with him as Trustee, to look to the proper disposition of the proceeds arising from any such transaction, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING part of Lot No. 6 on the Map of J.D. Torrey's Subdivision of Lot Nos. 411 and 503 in Richland Realty Company's Division "C" of record in Plat Book 421, page 186, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the northerly margin of Princeton Avenue 54.0 feet easterly from the line between Lot Nos. 5 and 6 on said plan, being the southeast corner of the property conveyed to Eva L. Thompson by deed from B.T. Binkley and wife of record in Book 816, page 69, said Register's Office; thence westwardly with Princeton Avenue 55.0 feet; thence northwardly 60.0 feet, more or less, to the southerly margin of a 30-foot alley; thence westwardly with the same 70.0 feet to a point 35.0 feet easterly from the line between Lot Nos. 5 and 6; thence southwardly 67.0 feet, more or less, to the beginning.

BEING the same property conveyed to Grand Capital Investments, LLC, a Tennessee limited liability company, by deed dated July 14, 2003, from Dothleen V. Coleman, unmarried, of record as Instrument No. 20030718-0100934 in the 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 matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 3702 Princeton Avenue, Nashville, Tennessee 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, his successors and assigns forever; and Grantor does covenant with the

said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 20th day of March, 2006.

Grand Capital Investments, LLC, a Tennessee limited liability company

By: _____
Tom Horesh, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tom Horesh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Grand Capital Investments, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 2006.

Commission expires: September 30, 2009

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY