PICK-UP

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF :WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 225,000.00

Lynne Stephens

Lynne Stephens, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2006

Ernest B. Williams IV / Notary Public
Print Name: ERNEST B. Williams IV

MY COMMISSION EXPIRES: 5/24/2010
(AFFIX SEAL)

My Commission Expires MAY 24, 2010

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Double A Development, LLC 1100 Kermit Drive, Suite 109 Nashville, Tennessee 37217	Same	118-1-223.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMI GRICH,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUBLE A DEVELOPMENT, LLC,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

Davidson County DEEDWARR
Recvd: 11/16/06 12:05 3 pgs
Fees:18.00 Taxes:832.50
20061116-0142470

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is ☑ improved ☐ unimproved property, known as 1013 Halcyon Avenue, Nashville, Tennessee.

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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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HAND(s) this the 15th day of November, 2006.

Jami Grich

STATE OF TENNESSEE)
COUNTY OF Davidson)

BEFORE ME, John Gleaves *(name of notary)*, the undersigned Notary Public in and for said County and State, personally appeared **Jami Grich** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

WITNESS my hand and seal, this 15th day of November, 2006.

Notary Public

My Commission Expires: 7-24-10

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: ___X___ Driver's License _____ Other: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Williams & Prochaska, P.C. (ebw)
401 Church St., Suite 2600
Nashville, Tennessee 37219

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1013 Halcyon Avenue, Nashville, Tennessee
Map/Parcel: 118-1-223.00

LAND in Davidson County, Tennessee, being the western half of Lot No. 33, and all of Lot No. 34, as shown on the map entitled L.G. Noel's Plan of Idlewild, of record in Plat Book 161, page(s) 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot and part of Lot adjoining front together 75 feet on the south side of Halycon Avenue, and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jami Grich by Warranty Deed from Second Missionary Baptist Church, of record as Instrument No. 20040917-0112403, dated August 27, 2004, Register of Deeds Office for Davidson County, Tennessee.

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