Davidson County DEEDWARR
Recvd: 12/27/06 13:14 2 pgs
Fees:13.00 Taxes:333.00

20061227-0159298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2006.

Mitchell A. Watts Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
High Performance Holdings, LLC	High Performance Holdings, LLC	150-05-0
330 Franklin Road #135A-135	330 Franklin Road #135A-135	GROUP
Brentwood, Tennessee 37027	Brentwood, Tennessee 37027	PARCEL 311.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Thousand dollars and Zero cents ($90,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roosevelt Burrell and wife, Beverly S. Burrell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto High Performance Holdings, 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 Lot No. 5 on the Plan of Section Four, Phase One, Forest View Park, of record in Plat Book 5800, page 289, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Roosevelt Burrell and wife, Beverly S. Burrell, by deed dated April 18, 1996, from Thomas M. Bush, Sr. and wife, Marilyn J. Bush, of record in Book 10021, page 561, Register's Office for Davidson County, Tennessee.

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

This is:

unimproved ☐

improved ☒ property known as 2921 Owendale Drive, Antioch, Tennessee 37013

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 we do covenant with the said Grantee 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, 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 our hands this 22nd day of December 2006.

Roosevelt Burrell

Beverly S. Burrell

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 Roosevelt Burrell and Beverly S. Burrell, the bargainors, 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 Nashville, Tennessee, this 22nd day of December, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

