WARRANTY DEED

File Number: 70229

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9 Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAL-MAC PROPERTIES, LLC	DAL-MAC PROPERTIES, LLC	
(NAME) 111 Shelby St.	(NAME) 111 Shelby St.	043-08-0-002
(ADDRESS) Old Hickory, TN	(ADDRESS) Old Hickory, TN	
(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, Bolton, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAL-MAC PROPERTIES, LLC, 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:

BEING Lot No. 13, on the Plan of H.A. Youngblood Subdivision at Rayon City, Old Hickory, unrecorded, Register's Office for Davidson County, Tennessee, described according to a copy of a survey of said Subdivision by Cantrell, Connell & Morrison, Engineers, made in May 1954, as follows:

BEGINNING at a point in the northerly margin of Shelby Street, the common corner of Lot 13 and 14; thence with the line between said Lots, N 44 deg 17' W, 148.6 feet to a point: thence N 43 deg 01' E, 55 feet to the common corner of Lots Nos. 13 and 12; thence with the line between said lots, S 44 deg 17' E, 151.4 feet to the northerly margin of Shelby Street; thence with the same south 45 deg 43' W, feet to the beginning.

BEING the same property conveyed to Bolton, LLC by Warranty Deed from Paul M. Vaughn, devisee of the Will of James H. Vaughn dated September 18, 2002 of record in Instrument No. 200209200114678 in Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Shelby Street, Old Hickory, TN 37138.

unimproved ☒

This is improved ☐ property, known as 111 Shelby St., Old Hickory, TN

(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 23rd day of May 2007.

Bolton, LLC

By: _____
James A. McGee, Jr.

Davidson County DEEDWARR
Recvd: 06/06/07 10:01 2 pgs
Fees:13.00 Taxes:83.25

20070606-0067541

STATE OF TENNESSEE COUNTY OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James A. McGee, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Chief Manager of Bolton, LLC, the within named bargainor, and Limited Liability Company, and that he/she as such Member , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Chief Manager as such Member.

Witness my hand and official seal this 23rd day of May, 2007

Notary Public
My Commission Expires: 4-2-2007

SANDRA GOLDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE