WARRANTY DEED

File Number: 7023

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

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) 113 Shelby St.	(NAME) 113 Shelby St.	043-08-0-001
(ADDRESS) Old Hickory, TN 37214	(ADDRESS) Old Hickory, TN 37214	
(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:

Land in the 4th Civil District of said County, being Tract No. 14 on the unrecorded Plan of H.A. Youngblood's Subdivision and described according to a copy of a survey made by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point in the northerly margin of Shelby Street at the common corner of Tracts 13 and 14; running thence with the line between said two tracts, north 44 deg. 17 min. West 148.8 feet to a southerly line of the Morgan Hunt Property; thence with Hunt's line, south 43 deg. 1 min West 69.3 feet to a point; corner to Hunt; thence with Hunt's easterly line, South 37 deg. 43 min east 146 feet to the northerly margin of Shelby Street; thence with the margin of the same North 45 deg. 43 min East 87.5 feet to the beginning and being part or the property conveyed to H.A. Youngblood and wife, Edith M. Youngblood by deed from Leonard L. Clark and wife, as of record in Book 1646, Page 520, Register's Office for Davidson County, Tennessee. Included but specifically reserved in the above described tract is a ten foot turn around easement along the northerly margin of Shelby Street, the southerly 10 feet of said Tract 14.

BEING the same property conveyed to Bolton, LLC by Warranty Deed from Martha Anne Clark Milele Finch and husband William A. Finch dated April 30, 1997 of record in Book 10438, Page 161 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 113 Shelby Street Old Hickory, TN 37138

unimproved ☒

This is improved ☐ property, known as 113 Shelby St., Old Hickory, TN 37214
(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 10:02 2 pgs
Fees:13.00 Taxes:83.25

20070606-0067542

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 23 day of May, 2007

Notary Public
My Commission Expires: 1-13-10

LINDA GOLDEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.