Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

File Number: 70293

SANDRA GOLDEN DAVIDSON
Notary Public At Large
COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.
(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
Russell Properties, LLC	OWNER	092-06-0-336
(NAME)	(NAME)	
705 29th Ave North	1731 Players Mill Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin TN 37067	
(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, Phase 10 Property Management, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell 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 Davidson County, Tennessee, being Lot Number 56 on L.C. Thuss' (erroneously shown as Thess on prior deeds) Addition and Subdivision of part of Barrow lands, as record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Phase 10 Property Management, LLC by deed from Leland D Watts, dated 2/9/06, of record in Instrument # 200602100016710, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/19/07 15:58 2 pgs
Fees:13.00 Taxes:181.30
20070719-0086172

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

unimproved ☒

This is improved ☐ property, known as 705 29th Ave North, Nashville, TN 37209
(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 16th day of July, 2007.

Phase 10 Property Management, LLC

By: _____
Derrick Leonard

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Derrick Leonard , with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Member of Phase 10 Property Management, 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 Phase 10 Property Management, LLC as such Member.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2007.

Commission expires: November 22, 2010

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

Sandra Golden-Woods Notary Public