File No. 270701459

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/07 08:05 2 pgs
Fees:13.00 Taxes:1846.30

20070731-0090463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Natasha Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/27/09
(AFFIX SEAL)

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tenir LLC, a California limited liability company	New Owner	131-10-0-36.00
(NAME) 1507 Harding Place	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust dated 2/11/93, as amended 5/29/03**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tenir LLC, a California limited liability company**, 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 No. 117, Section II, Seven Hills, as of record in Book 2633, page 40, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to McAchoo Trust, by Warranty Deed from George Lynn Davis, of record as Instrument No. 20040607-0066610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Plat Book 2663, Page 40; of record in Register's Office Davidson County, Tennessee.

This conveyance is further subject to (1) all liens of record, to wit: Deed of Trust to secure Mortgage Company of America, of record as Instrument No. 20040607-0066611; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

unimproved ☐

This is improved ■ property, known as 1507 Harding Place, Nashville, TN 37215
(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 our hands this 26 day of July, 2007.

Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust dated 2/11/93, as amended 5/29/03

By: _____
Sol Chooljian, Trustee

By: _____
Laura K. McAvoy, Trustee

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

Personally appeared before me, the undersigned, as Notary Public in and for said county and state, **Sol Chooljian**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker. The maker being the McAchoo Trust dated 2/11/93, as amended 5/29/03.

Witness my hand at office this 26 day of July, 2007.

Commission expires:

_____
Notary Public

VICTORIA PIVATO
Commission # 1716439
Notary Public - California
Ventura County
My Comm. Expires Jan 13, 2011

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

Personally appeared before me, the undersigned, as Notary Public in and for said county and state, **Laura K. McAvoy**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker. The maker being the McAchoo Trust dated 2/11/93, as amended 5/29/03.

Witness my hand at office this 26 day of July, 2007.

Commission expires:

_____
Notary Public

VICTORIA PIVATO
Commission # 1716439
Notary Public - California
Ventura County
My Comm. Expires Jan 13, 2011

File Number: 270701459
RETURN TO:
Southern Title Services
8119 Isabella Lane, Suite 104
Brentwood, Tennessee 37027