(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/07 12:16 2 pgs
Fees:13.00 Taxes:1554.00

20071231-0149040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 25, 2010

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC
342 Cool Springs Blvd., Ste 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crestview Ventures, LLC	Crestview Ventures, LLC	034-05-0-075.00
(NAME)	(NAME)	
508 Ridgecrest Lane	508 Ridgecrest Lane	
(ADDRESS)	(ADDRESS)	
Lebanon, Tennessee 37087	Lebanon, Tennessee 37087	
(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, **P1 Enterprises, LLC**, **a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crestview Ventures, LLC, a Tennessee Limited Liablity 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 the northerly 215 feet of Lot No. 22 on the Map of Alta Loma Subdivision and a part of a 30-foot reserved strip lying in the rear of the same, as shown on Plan of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee.

Said part of said Lot and part of reserved strip fronts 215 feet on the westerly side of Crestview Avenue and runs back between lines as measured from the center line of Crestview Avenue, 593 feet on the northerly lie and 597-2/3 feet more or less, on the southerly line to the easterly line of the railroad right-of-way, measuring 215 feet thereon.

Being the same property conveyed to P1 Enterprises, LLC by Quitclaim Deed from GP Development, LLC, of record in Instrument No. 20070314-0031233, dated March 14, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the Plan of record in Plat Instrument No. 20001026-0106279 and on prior plat of record in Book 421, page 44; Storm Water Detention Agreement of record in Instrument No. 20060120-0007506; Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20060120-0007539; Inspection and Maintenance Agreement of record in Instrument No. 20070710-0081908, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 218 Crestview Dr., Madison, TN 37115

(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 27th day of December, 2007.

P1 Enterprises, LLC

By: _____
Bryan Puckett, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bryan Puckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be Managing Member of P1 Enterprises, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal at office at Franklin, Tennessee on this the 27th day of December, 2007.

_____
Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008