Davidson County DEEDWARR
Recvd: 06/25/08 14:23 2 pgs
Fees:13.00 Taxes:797.35

20080625-0065502

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Bordeaux		11801007400
1405 Paris Avenue	New Owner	
Nashville, TN, 37212		

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, I/WE,

Eastside Capital, LLC, one-third undivided interest, Michael Lee, one-third undivided interest and Brandon Childs, one third undivided interest,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Bordeaux

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. 69, on the Plan of Victoria Place, of record in Book 332, Page 10, Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eastside Capital, LLC, as to a one-third undivided interest, Michael Lee, as to a one-third undivided interest and Brandon Childs, as to a one-third undivided interest, by Quitclaim Deed from Eastside Capital, LLC, and being the same property conveyed to Eastside Capital, LLC, by Warranty Deed from Dianne Sullivan, unmarried, and Hazel Sullivan, unmarried, of record in Instrument Number 20071017-0123150, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1405 Paris Avenue, Nashville, TN 37212

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.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness my/our hand(s) this 20th day of June, 2008

Eastside Capital, LLC

BY: _____

~~Giahcery~~ Lizarraga, Chief Manager

Giachery

_____

Michael Lee

_____

Brandon Childs

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared GIACHERY LIZARRAGA, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of the Eastside Capital, LLC the within named bargainor, and corporation, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of June, 2008.

_____

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL LEE and BRANDON CHILDS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of June, 2008.

_____

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.