WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/08 09:33 2 pgs
Fees:13.00 Taxes:836.20

20080728-0076631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TERRI D JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RJAS Properties, LLC	**Same As New Owner**	**Map 104-15**
(NAME) **P.O. Box 158037**	(NAME)	**Parcel 32**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, I, **JAMES S. DUNN, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RJAS PROPERTIES, LLC, a Tennessee 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 part of Lot No. 94 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, November 20, 1951, as follows:

Beginning at the southwest corner of Blair Boulevard, as widened and 25th Avenue South; thence with the southerly margin of Blair Boulevard, as widened westwardly 91 feet to the corner of Lots nos. 93 and 94; thence with the line between said two lots southwardly 80 feet; thence eastwardly 90 feet to the westerly margin of 25th Avenue South; thence with said Avenue Northwardly 80 feet to the beginning.

Being the same property conveyed to James S. Dunn, divorced, by deed from Lois D. Westenberger, of record in Book 4913, page 825, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 132, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2201 25th Avenue, Nashville, TN 37212**

(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 25th day of July, 2008.

JAMES S. DUNN
By ATTORNEY-IN-FACT
James S. Dunn
By: Stephen R. Dunn, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of July, 2008, before me personally, **Stephen R. Dunn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **James S. Dunn** and acknowledged that he executed the same as the free act and deed on behalf of **James S. Dunn.**

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2008.

Commission expires:



Terri D. Jackson

Notary Public