

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF NOVEMBER, 2008.

Notary Public
MY COMMISSION EXPIRES: 7-24-10

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
G&M PROPERTIES, LLC	New Owner	083-09-0/262.00
(NAME)	(NAME)	
2012 21st Ave. South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/20/08 14:39 2 pgs
Fees:13.00 Taxes:684.50
20081120-0114424

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, PALADIN PROPERTIES, LLC, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G&M PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF RESUBDIVISION OF LOTS 11, 12, 13 AND 14, EAST EDGEFIELD ADDITION, PRIEST SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 380, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 1 FRONTS 84.50 FEET ON THE NORTHERLY MARGIN OF HOLLY STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 108.90 FEET TO A DEAD LINE IN THE REAR.

BEING PART OF THE SAME PROPERTY CONVEYED TO PALADIN PROPERTIES, LLC BY QUITCLAIM DEED RECORDED ON DECEMBER 21, 1998 IN RECORD BOOK 11262, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1309, 1311, 1313 and 1315 Holly Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 12th day of November, 2008.

Christopher A. Keen, II

PALADIN PROPERTIES, LLC
BY: CHRISTOPHER A. KEEN, II, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **CHRISTOPHER A. KEEN, II AS CHIEF MANAGER OF PALADIN PROPERTIES, LLC,** with full power and authority so to do, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 12th day of November, 2008.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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