BILL GARRETT, Davidson County
Trans:T20090021527 DEEDWARR
Recvd: 04/01/09 13:49 2 pgs
Fees:13.00 Taxes:2586.30
20090401-0029339

Warranty Deed

BOX 50-B
PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of March, 2009.

Notary Public

My commission expires: 4-9-12

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martin D. Dunne	New Owner	Map: 129-12
119 Alton Road		Parcel: 100
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PLATYPUS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN D. DUNNE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 14 of Block A on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B C & D, of record in Book 1130, page 62, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Platypus Properties, LLC, a Tennessee limited liability company by deed from The Casha 2004 Trust of record as Instrument No. 20050722-0085368, in the Register's Office for Davidson County, Tennessee, dated July 15, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 119 Alton Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2009.

Platypus Properties, LLC

By: _____
Name: Abraham Fisscher
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abraham Fisscher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Platypus Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2009.

_____
Notary Public

My Commission Expires: November 22, 2010

