WARRANTY DEED

State of Tennessee)
County of Davidson)

09-12-006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of December, 2009

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/15/09 10:49 2 pgs
Fees:13.00 Taxes:1202.50
20091215-0114186

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRENDOUG PROPERTIES, LLC	NEW OWNER	83-9
(NAME) 615 Beech Creek Rd S	(NAME)	162.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **PAULA BARNETT a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENDOUG PROPERTIES, LLC a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), 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 lots 3, 4, and 5, on the Plan of E.S. Priest Subdivision of part of East Edgefield Addition, of record in Book 161, Page 43, Register's Office for Davidson County Tennessee.

Beginning on the southerly margin of Woodland St., formerly Lindsley Ave., at a point 3 feet west of the northeast corner of Lot No. 4 of said Subdivision, and running thence westwardly, with the southerly margin of said Woodland St., 50 feet to a point 2 1/2 feet west of the northwest corner of said Lot No. 4; thence in a straight line, southwardly 200-1/6 feet, more or less, to the northerly margin of an alley at a point 4 feet east of the southwest corner of the said Lot No. 4; thence with the northerly margin of said alley, eastwardly 50 feet to a point 4 feet east of the southeast corner of said Lot No. 4; thence in a straight line, northwardly 206 feet 11 inches, more or less to the beginning.

BEING the same property conveyed to Paula Barnett, by Deed from Peter Weiss, Successor Trustee's Deed, of record in Instrument No. 20091007-0093490 and corrected in Instrument No. 20091008-0093685 dated October 7, 2009 and of record in Instrument No. 20070625-0075899 dated June 25, 2007, Register's Office for Davidson County, Tennessee.
Property is not now nor ever has been the principal place of the Grantor herein.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and paid by the Grantor herein.***

BEING unimproved ☐
Improved ☒ property known as: 1306 Woodland Street, Nashville, TN, 37206.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 15th day of December, 2009.

Paula Barnett

PAULA BARNETT, a married woman

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 **PAULA BARNETT a married woman**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON