WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-8-12
(AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Ollila **Marilyn Ollila**	NEW OWNER	**117-4-163**
(NAME)	(NAME)	
2711 Oakland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **Golden Triangle Partners, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip C. Ollila and wife, Marilyn S. Ollila tenants by the entirety**, 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:

Being Lot No. 135 and the northerly six feet of Lot No. 134 on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 135 and the northerly six feet of Lot No. 134 front together 56.0 feet on the northwesterly margin of Oakland Avenue and extend back between parallel lines a distance of 161.5 feet to an alley in the rear.

Being the same property conveyed to Golden Triangle Partners, LLC, by deed from Hubert Collett and wife, Elizabeth Ann Collett, of record in Instrument No. 20090602-0050651, in the Register's Office for Davidson County, Tennessee dated May 29, 2009

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2711 Oakland 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 1st day of June, 2010.

Golden Triangle Partners, LLC

By: _____
Mark Fenelon, Manager

By: Susan Thetford, Member

BILL GARRETT, Davidson County
Trans: T20100033847 DEEDWARR
Recvd: 06/03/10 15:13 2 pgs
Fees: 13.00 Taxes: 2960.00
20100603-0043170

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Fenelon with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of Golden Triangle Partners, LLC, the within named bargainor, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing this instrument on behalf of Golden Triangle Partners, LLC.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2010.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Thetford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Member of Golden Triangle Partners, LLC, the within named bargainor, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing this instrument on behalf of Golden Triangle Partners, LLC.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2010.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011