BILL GARRETT, Davidson County
Trans:T20100052758 DEEDWARR
Recvd: 08/25/10 09:15 2 pgs
Fees:13.00 Taxes:1017.50
20100825-0067167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/29/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grumpy's Enterprises. LLC	Grumpy's Enterprises, LLC	08212031300
(NAME)	(NAME)	
426 Century Court, Ste 101	426 Century Court, Ste 101	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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,

BARBARA BROWN AND HUSBAND JOSEF GOLLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GRUMPY'S ENTERPRISES, LLC,

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 Nos. 5 and 6 of R.W. Brown's Addition to Edgefield, as shown on the Plan of record in Book 21, Page 69, Registers Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the point of intersection of the southwesterly margin of Main Street, or Gallatin Pike, and the southwesterly margin of McFerrin Avenue; thence with the said margin of Main Street, or Gallatin Pike, westerly 47.2 feet to a point 2.8 feet easterly from the common corner of Lot Nos. 4 and 5 on said Plan; thence south 48 degrees east 98.5 feet to a point, thence south 44 degrees 15 minutes west 42.9 feet to a point; thence northeasterly 88.5 feet, more or less, to a point in the southwesterly margin of McFerrin Avenue said point being 122 feet southeasterly from the southerly margin of Gallatin Pike; thence with the southwesterly margin of McFerrin Avenue northwesterly 122 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom, is property conveyed to the Nashville Housing Authority by deed from Studebaker Corporation, of record in Book 3893, page 500, said Register's Office.

Being the same property conveyed to Barbara Brown and husband Josef Goller by deed from National Alliance of Postal and Federal Employees of record in Instrument No. 20030911-0133336, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 918 Main Street, Nashville, TN 37206

(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/our hand(s) this 23rd day of August. 2010.

Barbara Brown

Josef Goller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Brown and husband Josef Goller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 23rd day of August, 2010

Commission expires:

11/24/13

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public