WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100080234 DEEDWARR
Recvd: 12/21/10 13:02 2 pgs
Fees:13.00 Taxes:277.50
20101221-0101427

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pandora Properties, LLC	NEW OWNER	50-2-58.00 (as to Lot 50-A)
(NAME)	(NAME)	
4205 Gallatin Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **John Kaul**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pandora Properties, 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 Lots 50-A, 50-B, 51-A and 51-B, ZONE LOT DIVISION OF LOTS 45, 46, 50, 51, 53, 54, 58 & 59, WILLOW CREEK SUBDIVISION, SECTION III, as shown on plat of record in Plat Book 6200, Page 649, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Kaul, unmarried by Warranty Deed from Larry O. Hanson and wife, Susan T. Hanson, recorded on the 10th day of June, 2004 in Instrument No. 20040610-0068973, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3521-3523 3525-3527 Brookway Dr, Nashville, TN 37207

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, has 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 our hands this **13th** day of **December, 2010**

John Kaul

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **John Kaul**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **December, 2010**

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: MY COMMISSION EXPIRES November 7, 2011