Box 44
Gsem

BILL GARRETT, Davidson County
Trans:T20110015009 DEEDWARR
Recvd: 03/14/11 10:52 2 pgs
Fees:13.00 Taxes:288.60
20110314-0019928

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $78,000.00. Affiant Subscribed and sworn to before me, this 11 day of March, 2011. Notary Public My Commission Expires: 9.3.12

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Vin-Bar Construction LLC 1658 Stewarts Ferry Pike Hermitage, TN 37076	New Owner	118-8-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Seelig Properties, a Tennessee general partnership**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Vin-Bar Construction, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Grandview Heights, as of record in Plat Book 161, page 14 and 15, Register s Office for said County.

Said Lot No. 116 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Seelig Properties, a Tennessee general partnership, by deed from Amanda West, married, of record as Instrument No. 20091216-0114628, dated December 10, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 161, pages 14 and 15, said Register's Office.

This is unimproved property known as: **2307 Winford Avenue, Nashville, Tennessee, 37211.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that is is 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 further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11th day of March, 2011.

SEELIG PROPERTIES

By: _____
Wendell L. Seelig, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Wendell L. Seelig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Partner of Seelig Properties, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as such Authorized Partner.

Witness my hand and official seal this 11th day of March, 2011.

_____
Notary Public

My Commission Expires: 09/03/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012