F.I.C. Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018796 DEEDWARR
Recvd: 03/31/11 11:17 2 pgs
Fees:13.00 Taxes:2497.50
20110331-0024737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2014
(AFFIX SEAL)

MARTIN C. NADDEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sound & Video Creations, Inc.	Sound & Video Creations, Inc.	11808005600
(NAME)	(NAME)	
2408 Felts Avenue	2408 Felts Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Tressia M. Grant**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sound & Video Creations, Inc., a Tennessee Corporation**, 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:

TRACT I: Being Lot No. 16 on the plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT II: Being Lot No. 17 on the plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory A. Grant and wife, Tressia M. Grant by deed from Charles B. Willoughby and wife, Dianne P. Willoughby of record in Instr. No. 20051229-0155963, Register's Office for Davidson County, Tennessee. Further conveyed to Tressia M. Grant by Quitclaim Deed from Gregory A. Grant of record in Instr. No. 20090320-0025024, said Register's Office.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 161, pages 14 and 15, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 2408 Felts Avenue, Nashville, TN 37211

(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 25th day of March, 2011.

Tressia M. Grant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Tressia M. Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of March, 2011.

Commission expires: October 22, 2011

Martin C. Waddell
Notary Public

