BILL GARRETT, Davidson County
Trans:T20110020536 DEEDWARR
Recvd: 04/07/11 14:59 2 pgs
Fees:13.00 Taxes:758.50
20110407-0027022

PATRICIA G. HOGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(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
Chad Church	Chad Church	11809024500
(NAME) 1131 Clifton Lane	(NAME) 1113 Clifton Lane	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37214	
(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,

B&B MANAGEMENT SERVICES, LLC,

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

CHAD CHURCH,

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 Lot No. 3A on the Plan of Zone Lot Division of Lots 2, 3, 4, 5 and 7 of Granclift Subdivision, of record in Plat Book 6250, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry Wisniewski, by Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 5, 2010, filed for record on May 21, 010, of record in Instrument Number 201005210039311, Register's Office f or Davidson County, Tennessee.

Being the same property conveyed to B&B Management Services, LLC, by Quitclaim Deed from Lawrence Wisniewski, Managing Member of Guy Skinny, LLC dated May 26, 2010, filed for record on July 9, 2010, of record in Instrument Number 201007090053867; and by Corrective Quit Claim Deed dated December 17, 2010 and recorded in Instrument No. 20110329-0024148 Register's Office for Davidson County, Tennessee and by Deed of Correction dated, _____.

Trustees of the Lee Family Trust dated December 21, 1999 join in the execution of this instrument to convey any and all interest they may have by virtue of their ownership interests in B&B Management Services, LLC.

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 1131 Clifton Lane, Nashville, TN 37204
(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 our hands this 20th day of December, 2010.

Lee Family Trust Dated December 21, 1999

By: Monika K Lee, trustee
Monika K. Lee, Co-Trustee

By: Randall S. Lee, Trustee
Randall S. Lee, Co-Trustee

B&B Management Services, LLC

By: Monika K Lee, manager
Monika K. Lee, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Monika K Lee with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Chief manager of **B&B MANAGEMENT SERVICES, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **B&B MANAGEMENT SERVICES, LLC** by him/herself as Chief Manager.

Witness my hand and official seal at on this 20th day of December, 2010

Commission expires: 3/12/2011

Brenda R Lehman
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Monika K. Lee with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Trustee of **LEE FAMILY TRUST DATED DECEMBER 21, 1999**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **LEE FAMILY TRUST DATED DECEMBER 21, 1999** by him/herself as Trustee.

Witness my hand and official seal at on this 20th day of December, 2010

Commission expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randall S. Lee with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Trustee of **LEE FAMILY TRUST DATED DECEMBER 21, 1999**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **LEE FAMILY TRUST DATED DECEMBER 21, 1999** by him/herself as Trustee.

Witness my hand and official seal at on this 20th day of December, 2010

Commission expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman
Notary Public