BILL GARRETT, Davidson County
Trans:T20110047379 DEEDWARR
Recvd: 08/03/11 13:08 3 pgs
Fees:18.00 Taxes:14.80
20110803-0059749

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2011.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-1916D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paradise Properties, a Tennessee General Partnership (NAME)	SAME (NAME)	10-2 (Dav Co) 141-91 (Rob Co))
P.O. Box 426 (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (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 HEREBYACKNOWLEDGED, WE, **Tennessee Funding Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paradise Properties, a Tennessee General Partnership,** 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:

See attached exhibit "A" incorporated by reference herein

BEING part of the same property conveyed to Tennessee Funding Company from David G. Mangum, Substitute Trustee, by Substitute Trustee's Deed dated October 1, 2010, as Instrument No. 201010010078455, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement and R.O.W. for wastewater system piping as recorded in Book 6623 page 503, Register's Office for Davidson County, Tennessee.

2. Ingress\egress Easement as recorded in Book 8123, page 267, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 2925 Browns Lake Road, Goodlettsville, TN 37072.

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. Whenever 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 29th day of July, 2011.

TENNESSEE FUNDING COMPANY

By: _____ July 29, 2011
Alan Abrams, Owner Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alan Abrams, Owner for Tennessee Funding Company, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Owner of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2011.

My Commission Expires: 10-3-11 _____
Notary Public

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN

Prepared by:
William Murray Wall, RLS
Tennessee License 1623
Murray Wall & Company, P.C.
1923 Green Hills Boulevard,
Franklin, Tennessee
37067

PROPERTY DESCRIPTION
of the
REMAINING PORTION OF TRACT NO.1

Beginning at an iron pipe at the original northwest corner of Tract No. 1 as described in a Substitute Trustee's deed and conveyed to Tennessee Funding Company in Instrument 20101001-0078455 Registers Office for Davidson County, Tn , said pipe being on the east bank of Sycamore Creek and being in the southerly line of the property conveyed to Phillip Robinson etal and Sheryl Thompson etal in book 1346, page 744 Registers Office of Robertson County, Tn. Thence with said line as follows: North 82 deg. 59'14" East 224.89' to an existing iron pipe; thence South 20 deg. 19' 01 " East 220.83' to an existing iron pin; thence South 80 deg. 35'10"East 336.76' to an existing iron pin; thence with the westerly line of the excluded Tract No 2 in Instrument 20101001 0078455, and also being the westerly line of the property conveyed to Dawn W. Umphenour in Book 11460, Page 848 Registers Office of Davidson County, Tn., South 21 deg 02' 21" West 821.77' to an existing iron pin on the bank of Sycamore Creek and continuing South 21 deg. 02' 21" west 40.00' to a point in the center of Sycamore Creek; thence with the center of Sycamore Creek as follows; North 62 deg 12'18" West 69.91'; thence North 5 deg. 24 ' 50" East 214.50' to a point; thence North 36 deg. 35' 10" West 313.50 ' to a point: thence North 22 deg. 35' 10" West 396.00 to a point; thence North 18 deg. 14' 02" East 184.82 feet to the point of beginning. Containing 7.90 acres according to a survey by Murray Wall & Company, P.C. 1923 Green Hills Boulevard, Franklin, Tennessee 37067 Survey dated February 1, 2011.

Being the remaining portion of Tract No.1, as described in Instrument 20101001-0078455, Register Office of Davidson County, Tn.