# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$74,500.00.**

Lee Ann Malone
Affiant

Subscribed and sworn to before me this 30th day of December, 2011.

Notary Public
My Commission expires: 1-10-14
(Affix Seal)

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Phoenix Property Holdings, LLC | SAME | 105-11-0-294.00 |
| 105 West Tyne Blvd. | | |
| Nashville, Tn 37205 | , | |

Davidson County DEEDWARR
Recvd: 01/05/12 13:10 2 pgs
Fees:13.00 Taxes:275.65
**20120105-0001217**

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mission Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Phoenix Property Holdings, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 8 on the plan of George I. Waddey's Subdivision of the south part of Horton Lot Nos. 4, 5 & 6, of record in Book 547, page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 8 fronts 50 feet on the southerly side of Wedgewood Avenue and runs back 166 feet between parallel lines to a dead line in the rear.**

**Being the same property conveyed to Mission Properties, LLC, from Charles William Dorris, by deed on July 29, 2011, of record in Instrument Number 20110805-0060550, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 8, Register's Office Davidson County, Tennessee.

This is improved property known as: **515 Wedgewood Avenue, Nashville, TN 37203**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 30th day of December, 2011.

**Mission Properties, LLC**

**By Lane Wallace, Chief Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of December, 2011, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Mission Properties, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Kane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY