12-1-062

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120022531 DEEDWARR
Recvd: 03/28/12 11:33 2 pgs
Fees:13.00 Taxes:110.63
20120328-0026410

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of March, 2012 by and between **Tortuga Investments, LLC**, hereinafter referred to as GRANTOR, and **Mira Sklenarova** _____, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 58, as shown on the map entitled Map of Porter Road Subdivision of Lots 2 to 7 inclusive on Shinkles Subdivision, of record as Plat Book 843, page 38, 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 Tortuga Investments, LLC, by Warranty Deed from Robert Michael Hall and Wife, Adrianna Hall, dated June 24, 2010 and recorded February 21, 2012, of record in Instrument No. 20120221-0014664, Register's Office for Davidson County, Tennessee.

This is [✓]improved [ ]unimproved property known as: 1601 Porter Ave, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Tortuga Investments, LLC

By: _____
Whit Smith, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Whit Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Manager** of **Tortuga Investments, LLC**, the within named bargainor, a corporation, and that he/she as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Manager**.

Witness my hand and seal, at office in Franklin TN, this the 16th day of March, 2012.

Notary Public
My Commission Expires: ~~My Commission Expires~~ October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Mira Sklenarova
1601 Porter Ave,
Nashville, TN 37206

Send Tax Statements to:

same

Map & Parcel 172-15-164.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $29,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of March, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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