WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120038330 DEEDWARR
Recvd: 05/24/12 13:40 3 pgs
Fees:18.00 Taxes:168.35
20120524-0045176

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Creekwood Partnership	C/o Grand Canyon Properties, LLC	07115028500
(NAME)	(NAME)	
1216 Joseph Avenue	P.O. Box 160591	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37216	
(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, Pesco Trust, Successor to FISERV ISS and Lincoln Trust, F/B/O C. Victor Butler, Jr. and David R. Becker and wife, Angela E. Becker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Creekwood 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:

Being the northerly 46 feet of Lot No. 45 on the Plan of Sharpe and Horns Second Addition, as shown of record in Plat Book 161, page 53, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to FISERV ISS F/B/O, Victor Butler, Jr. an undivided 51.89% interest and David R. Becker and wife, Angela E. Becker, an undivided 48.11% interest by deed from Edward Rice, Jr. & Chris Thomas of record in 20100520-0039065, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1216 Joseph Avenue, Nashville, TN 37207

(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 17th day of May, 2012.

Angela E. Becker

Pesco Trust, Successor to FISERV ISS and Lincoln Trust, F/B/O C. Victor Butler, Jr.

By: _____

Its: David R. Becker

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of Pesco Trust, Successor to FISERV ISS and Lincoln Trust, F/B/O C. Victor Butler, Jr. and that he/she as such _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____ this the ___ day of May, 2012.

Commission expires: 2/5/16

Notary Public

ERICA L. ALLISON
Notary Public - State of Florida
My Comm. Expires Feb 5, 2016
Commission # EE 164211
Bonded Through National Notary Assn.

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, David R. Becker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Holiday, FL this 17th day of May, 2012.

Commission expires: 2/5/16

Notary Public

ERICA L. ALLISON
Notary Public - State of Florida
My Comm. Expires Feb 5, 2016
Commission # EE 164211
Bonded Through National Notary Assn.

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Angela E. Becker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Holiday, FL this 17th day of May, 2012.

Commission expires: 2/5/16

Notary Public

ERICA L. ALLISON
Notary Public - State of Florida
My Comm. Expires Feb 5, 2016
Commission # EE 164211
Bonded Through National Notary Assn.

Witness our hands this 18th day of May, 2012.

Pesco Trust, Successor to FISERV ISS and Lincoln Trust, F/B/O C. Victor Butler, Jr.

By: _____

Its: _____

_____
Angela E. Becker

_____
David R. Becker

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joanne Oliver with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Lead of Pesco Trust, Successor to FISERV ISS and Lincoln Trust, F/B/O C. Victor Butler, Jr. and that he/she as such Joanne Oliver executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Denver, Colorado this the 17th day of May, 2012.

KARLA DE GUZMAN
NOTARY PUBLIC, STATE OF COLORADO
MY COMM. EXPIRES 04/08/2016

Commission expires:

_____
Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Becker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____ this ___ day of May, 2012.

Commission expires:

_____
Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela E. Becker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____ this ___ day of May, 2012.

Commission expires:

_____
Notary Public