WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041011 DEEDWARR
Recvd: 06/04/12 15:04 2 pgs
Fees:13.00 Taxes:1017.50

20120604-0048591

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $275,000.00.

Affiant

Subscribed and sworn to before me this 24 day of May, 2012

Notary Public

My Commission expires: 1/9/16

MARK A. KREBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JAN 9, 2016

(Affix Seal)

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:
Joseph F. Putman	JOSEPH F. PUTNAM	091-16-0-335.00.
4008 Nevada Ave	4008 NEVADA AVENUE	
Nashville, TN 37209	NASHVILLE, TN 37209	

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, **Dale, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph F. Putman, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 32 in the Subdivision of P.S. Stump, deceased, land a plan of which is of record in Book 2, page 74, of the Chancery Court of Nashville, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 32 fronts 50 feet on the north side of Nevada, formerly Third Avenue, and runs back in a northerly direction between parallel lines, 150 feet to a 20 foot alley in the rear.

Being the same property conveyed to Dale, LLC, from Eric Sox, by deed on November 30, 2011, of record in Instrument Number 20111202-0094113, 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 2, page 74, Register's Office Chancery Court County, Tennessee.

This is improved property known as: **4008 Nevada Ave, Nashville, TN 37209**

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 May 24th, 2012.

Dale, LLC

By Jeff DeGaw, Member
Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of May, 2012 before me, appeared Jeff D. Gaw, 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 Managing Member of Dale, 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 Jeff D. Gaw 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

