BILL GARRETT, Davidson County
Trans:T20120061988 DEEDWARR
Recvd: 08/20/12 12:42 2 pgs
Fees:13.00 Taxes:212.75
20120820-0074508

This instrument prepared by:
and return

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of August, 2012, by and between Bernice Weakley, unmarried, party of the first part, and PLR Properties LLC, a Tennessee Limited Liability Company , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Tom Joy Subdivision as of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee. SAID Lot fronts 58.6 feet on the westerly side of North 5th Street and extends back between lines 164.3 feet on the southerly side and 173.6 feet on the northerly side to a dead line in the rear on which it measures 64.0 feet.

Being all or part of the same property conveyed to Bernice Y. Edmondson, by virtue of that certain Divorce Decree Deed dated October 8, 1971, at Book 4555, Page 143 in the Register's Office of Davidson County, Tennessee. Bernice Weakley and Bernice Y Edmondson are one and the same person. LeRoy R Weakley, the husband of Bernice Weakley died on September 11, 2006.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bernice Weakley
Bernice Weakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Bernice Weakley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of August, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	PLR Properties LLC
	4117 Hillsboro Pike, Ste 103-305 Nashville, TN 37215
Tax Parcel No	07116035600
Property Address:	1312 N 5th Street Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $57,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

William Dempsey Am
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of August, 2012.

Deborah J Cohen
Notary Public

My Commission Expires: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

20120806