WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~84,200.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
PLR Properties, LLC	NEW OWNER	Parcel ID:
4117 Hillsboro Pike; Ste 103-305		11912003000
Nashville, TN 37215		

FOR AND IN 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

Brian Gainous, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

PLR Properties, LLC

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 Lot No. 40, on the Plan of Battle Wood, Section One, of record in Plat Book 1835, Page 31, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

SAID Lot No. 40 fronts 142 feet on the northerly margin of Drummond Drive and extends back 185.33 feet on the westerly line and 150 feet on the easterly line, to a line in the rear measuring 75.78 feet thereon.

Being the same property conveyed to Brian Gainous by Final Decree Confirming Sale from Chancery Court for Davidson County, Tennessee, of record in Instrument 20101110-0090369, dated November 1, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1911, Page 67, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 31, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 718 Drummond Dr., Nashville, TN 37211

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 my hand this 12th day of October, 2012.

Brian Gainous

BILL GARRETT, Davidson County
Trans:T20120077959 DEEDWARR
Recvd: 10/15/12 09:27 2 pgs
Fees:13.00 Taxes:237.54

20121015-0093985

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2012.

My Commission Expires: 11/7/16

Notary Public

