NEW OWNER:

Granada GP
5543 Edmondson Pike #140
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

Map 083
Group 01-0
Parcel 453.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0884

BILL GARRETT, Davidson County
Trans:T20120091395 DEEDWARR
Recvd: 11/30/12 14:38 3 pgs
Fees:18.00 Taxes:177.60
20121130-0110138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty Eight Thousand and 00/100 Dollars ($48,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEFFREY D. WILKERSON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GRANADA GP**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Lots 10 thru 13 Granada Place of record in Plat Book 6200, Page 514, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Jeffrey D. Wilkerson by Special Warranty Deed from First Citizens National Bank, dated October 29, 2010 and of record in Instrument No. 20101112-0090714, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1013 Granada Court, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27 day of November, 2012.

JEFFREY D. WILKERSON

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JEFFREY D. WILKERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 27th day of November, 2012.

STATE OF MISSISSIPPI NOTARY PUBLIC YVONNE C. MERCHANT ID # 7323 Commission Expires May 23, 2013 HARRISON COUNTY

My commission expires: May 23, 2013

Yvonne C. Merchant
NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$48,000.00**.

Celia Stewart Rouse
AFFIANT

Sworn to and subscribed to before me this 27th day of November, 2012.

Christy Malone-Smith
NOTARY PUBLIC

My commission expires: 8-16-2015

