WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099004 DEEDWARR
Recvd: 12/27/12 12:42 2 pgs
Fees:13.00 Taxes:14.80

20121227-0119397

R-JE-12-907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2012

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Desperado Properties, LLC	new owner	
(NAME)	(NAME)	
2008 8th Avenue S.		
(ADDRESS)	(ADDRESS)	**09206018300**
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **GREGORY B. BULLARD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DESPERADO PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH PART OF LOT NO. 1 ON THE MAP OF ADAM YOUNG'S PLAN OF LOTS OF RECORD IN PLAT BOOK 57, PAGE 81, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE IN MAY 1946, BY JOHN M. SULLIVAN, COUNTY SURVEYOR, AS FOLLOWS:

SAID PART OF SAID LOT FRONTS 35 FEET ON THE WESTERLY SIDE OF 28TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE SOUTH MARGIN OF AN ALLEY, 73 FEET TO A DEAD LINE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GREGORY B. BULLARD BY DEED FROM HELEN E. CHAMBERLAIN, UNMARRIED OF RECORD AT INSTRUMENT NO. 20060627-0076808, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 16, 2006 AND RECORDED ON JUNE 27, 2006.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE 81 AND BOOK 8681, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This is
(X) unimproved
( ) improved
property known as **907 28th Avenue North Nashville, Tennessee 37208**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of December, 2012.

Gregory B. Bullard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory B. Bullard, the within named bargainor, 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, this the 20th day of December, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212