WARRANTY DEED

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$37,500.00.**

Affiant

Subscribed and sworn to before me this 14th day of Dec, 2012

Notary Public
My Commission expires: 1-6-2015
(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:
Excelsior Properties, LLC	SAME	092-10-0-148.00
P.O. Box 111674		
Nashville, TN 37222		

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, **L&O Farms, FLP, as Trustee of the 2821 Georgia Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Excelsior Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45 on the plan of L.L. Pendleton's Subdivision of the Stegar Home Place, of record in Book 421, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 50 feet on the southerly side of Georgia Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to L&O Farms, FLP, as Trustee of the 2821 Georgia Avenue Trust by deed from W&G Construction, Inc., on December 14, 2012, of record inInstrument Number 20121221-0117908 **, 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 421, page 106, Register's Office Davidson County, Tennessee.

This is improved property known as: **2821 Georgia Avenue, 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 December 14, 2012.

L&O Farms, FLP, as Trustee
of the 2821 Georgia Avenue Trust

By Dan Lam

Davidson County DEEDWARR
Recvd: 12/28/12 16:23 2 pgs
Fees:13.00 Taxes:138.75
20121228-0120316

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 14th day of December, 2012, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of L&O Farms, FLP, as Trustee for The 2821 Georgia Avenue Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of December, 2012.

Amanda Dean
Notary Public
My Commission Expires 10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY