# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

BILL GARRETT, Davidson County
Trans:T20130003553 DEEDWARR
Recvd: 01/14/13 11:15 2 pgs
Fees:13.00 Taxes:259.00
20130114-0004228

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **CAMA SDIRA LLC FBO Brad Singer, IRA** | **Same As New Owner** | **Map 83-10** |
| (NAME) | (NAME) | **Parcel 168** |
| 235 Cinnabar Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Yardley, PA 19067 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **BRUCE T. BODOR, TRUSTEE OF THE GRANADA TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMA SDIRA LLC FBO BRAD SINGER IRA,** 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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 16 on the Plan of W. H. Hyronemus Addition to Nashville, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 16 fronts 50 feet on the northerly side of Granada, formerly Grand or Bailey Avenue and runs back between parallel lines, 168 feet to an alley.

Being the same property conveyed to Bruce T. Bodor, Trustee of the Granada Trust by Quitclaim Deed from Edward W. Linder and wife, Janice T. Linder, filed for record July 18, 2011 in Instrument No. 20110718-0054437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 171, said Register's Office; and (c) Restrictive Covenants and Easements in the Register's Office.

unimproved ☐

This is improved ☒ property, known as **1027 Granada Avenue, Nashville, TN 37206**

(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 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 11th day of January, 2013.**

**By:**
**Bruce T. Bodor, Trustee**

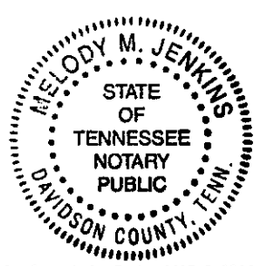
**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Bruce D. Border**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated January 1, 2996, for the benefit of Beneficiaries, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal at Nashville, Tennessee this 11th day of January, 2013.

Commission expires:




My Commission Expires MAR. 3, 2014

Notary Public