2 . Box 44
GS/MG

BILL GARRETT, Davidson County
Trans:T20130004624 DEEDWARR
Recvd: 01/16/13 15:47 3 pgs
Fees:18.00 Taxes:59.20

20130116-0005421

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $16,000.00. Amon Ringemann Affiant Subscribed and sworn to before me, this 15th day of January, 2013. Theresa Martin Smith Notary Public My Commission Expires: 01.07.2014

THERESA MARTIN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Desperado Properties, LLC 2008 8th Ave S. Nashville TN 37204	New Owner	092-10-0-129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amon Ringemann**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Desperado Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled I.L Pendleton's Subdivision of the Steger Home Place, of record as Plat Book 421, page 106,

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 29 fronts 50 feet on the northerly side of Georgia Avenue, formerly Torbitt Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to W.L. Hall, by deed from Marjorie Wordlaw, Rachelle Nunez, Henry C. Hammonds, James Willie Hammonds, Sadie Morris, Arthur Hammonds, Jr., Dawn Hammonds, Darryl Hammonds, Martha K. Hobbs, Leo Hammonds, Bryon Hammonds, Kimberly Earle, Yolanda Hatchett, Willie H. Hammonds, Gloria Jean Hammonds, April Wilburn, Stephanie Kennemore, Ella Abernathy, Heirs at Law of Katherine E. Hammonds, of record as Instrument No. 20090721-0068100, dated June 12, 2008, said Register's Office. Being further conveyed to Amon Ringemann by quitclaim deed from W.L. Hall, unmarried, of record in Instrument No. _____, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 421, page 106, said Register's Office.

This is unimproved property known as: **2822 Georgia Avenue, Nashville, TN 37209.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of January, 2013.

Amon Ringemann

511564.<UNDEFINED>/2010969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amon Ringemann, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of January, 2013.



Theresa Martin Smith
Notary Public

My Commission Expires: 01.07.2014

511564.<UNDEFINED>/2010969