BILL GARRETT, Davidson County
Trans: T20130005366 DEEDWARR
Recvd: 01/18/13 13:38 2 pgs
Fees: 13.00 Taxes: 62.90

20130118-0006354

WARRANTY DEED

R-JE-12-732

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Desperado Properties, LLC	Desperado Properties, LLC	
729 & 732 25th Avenue North	(NAME) P.O Box 159342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN	09206065701 & 0920606
(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 MITCH SNOW, MARRIED, 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:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 12 (ERRONEOUSLY DESCRIBED AS LOT 20 IN PRIOR DEED) ON THE PLAN OF DR. BOYD MCNAIRY'S SUBDIVISION OF LOTS 8, 9 AND 10 OF RECORD IN PLAT BOOK 21 PAGE 93, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 12 FRONTS 58 FEET ON THE EASTERLY MARGIN OF 25TH AVENUE NORTH AND RUNS BACK 120 FEET ON THE NORTH LINE, 100 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR MEASURING 50 FEET THEREIN.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF BUCHI'S SUBDIVISION OF LOT 20 IN MCNAIRY'S SUBDIVISION OF RECORD IN PLAT BOOK 421 PAGE 66, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 19 FRONTS 50 FEET ON THE WESTERLY SIDE OF FOSTER STREET AND EXTENDS BACK WESTERLY BETWEEN PARALLEL LINES 153-1/8 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MITCH SNOW, PHYLISS SNOW AND VERDELL MCKINNEY BY DEED FROM CHARLES S. BASS OF RECORD IN BOOK 8985, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 7, 1993 AND RECORDED ON JUNE 18, 1993 AND BY QUITCLAIM DEED FROM MITCH SNOW, PHYLISS SNOW AND VERDELL MCKINNEY TO TAMIKA L. CLARKE, TRUSTEE FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE UNTO MITCH SNOW OF RECORD IN INSTRUMENT 20030813-0116152, SAID REGISTER'S OFFICE, DATED JUNE 20, 2003 AND RECORDED AUGUST 13, 2003, AS TO TRACT I.

BEING THE SAME PROPERTY CONVEYED TO MITCH SNOW, PHYLISS SNOW AND VERDELL MCKINNEY BY DEED FROM CHARLES S. BASS OF RECORD IN BOOK 8985, PAGE 669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 7, 1993 AND RECORDED ON JUNE 18, 1993 AND BY QUITCLAIM DEED FROM MITCH SNOW, PHYLISS SNOW AND VERDELL MCKINNEY TO TAMIKA L. CLARKE, TRUSTEE FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE UNTO MITCH SNOW OF RECORD IN INSTRUMENT 20030814-0116957, SAID

REGISTER'S OFFICE, DATED JUNE 20, 2003 AND RECORDED AUGUST 13, 2003, AS TO TRACT II.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 93 AS TO TRACT 1 AND PLAT BOOK 421, PAGE 66 AS TO TRACT II, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved (X)

This is improved ( ) property, known as 729 & 732 25th 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 16th day of January, 2013.

Mitch Snow

STATE OF Tennessee
COUNTY OF Davidson

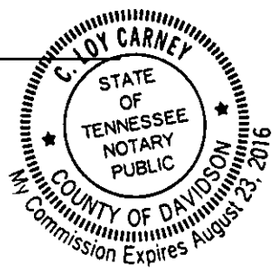
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitch Snow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of January, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903