WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130010529 DEEDWARR
Recvd: 02/07/13 09:57 2 pgs
Fees:13.00 Taxes:122.10
20130207-0012665

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00
Ashley Salisbury
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **February, 2013**
Connie J. Buchanan
Notary Public
MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Desparado Properties LLC	NEW OWNER	0920605400
(NAME)	(NAME)	
706 Lena St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **JC & Y Group, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Desparado Properties LLC**, 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 southerly 34.6 feet of Lot No. 25 and the northerly 12 feet of Lot No. 24 on the plan of Roth's Subdivision of Lot No. 24 on the plan of Roth's Subdivision of Lot No. 22, Boyd's McNAiry Addition of Nashville as of record in Book 57, page 147, Register's Office for said County.

Said parts of lots adjoin and front together 46.6 feet on the easterly side of 27th Avenue North and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed to JC & Y Group, LLC by deed from Leland D. Watts dated 4/28/05 of record in Instrument No. 200504290048016, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 706 Lena St, Nashville, TN 37208

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, has 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 our hands this **4th** day of **February, 2013**

JC & Y Group, LLC

By Chris Irwin, Authorized Representative

By Yvonne Cangelosi, Authorized Representative

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within Named Chris Irwin and Yvonne Cangelosi, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Authorized Representatives of JC & Y Group LLC, and that they being authorized to do so in their capacity as Authorized Representatives, executed the foregoing instrument for the purpose therein contained by signing on behalf of JC & Y Group LLC.

Witness my hand and official seal, this **4th** day of **February, 2013**

Notary Public 2/4/2013

My commission expires:
~~11/3/15~~ 5/2/2014

Laura A. Van Malden
ID # 2314374
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 5/3/2014