GSRR
BOX 44

BILL GARRETT, Davidson County
Trans:T20130019305 DEEDWARR
Recvd: 03/08/13 15:54 6 pgs
Fees:33.00 Taxes:962.00
20130308-0023541

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
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 $260,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2013.

Notary Public

My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Screaming Eagles, LLC 1448 Neelys Bend Road Madison, TN 37115	SAME	09401008400 09401008300 09401008200

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, **KATHERINE R. WATSON, JEANNE ELLEN GRAHAM, MELINDA FLEMING AND RHONDA SCHREMMER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SCREAMING EAGLES, LLC**, a Tennessee limited liability company, hereinafter called the

Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 51, 52 and 53 in Payne, Blakemore and Cummings Addition to Nashville a plan of which is of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, as amended of record in Book 57, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph H. Rutherford and wife, Mary Della Rutherford by deed from W. B. Call and wife, Lora F. Call, of record in Book 3222, page 55, Register's Office for Davidson County, Tennessee. The said Joseph H. Rutherford having since died on June 12, 2006 leaving the subject property to Mary Della Rutherford, as surviving tenant by the entirety. The said Mary Della Rutherford having since died On August 15, 2007 and by her Will at Docket No. 07P-1360, devised the subject property to Katherine R. Watson, Jeanne Ellen Graham, Melinda Fleming and Rhonda Schremmer.

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

The subject property is not the usual place of residence of the Grantors or their spouses.

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 Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 70, as amended at book 57, page 81, Register's Office for Davidson County, Tennessee.

This is improved property known as: 602A, 604A & 606A South 13th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our 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 7th day of March, 2013.

Katherine R. Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS our hands this 7th day of March, 2013.

Notary Public

My Commission Expires: 01-06-2014



WITNESS my hand this 7th day of March, 2013.

Jeanne Ellen Graham

Jeanne Ellen Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS our hands this 7th day of March, 2013.

Notary Public

My Commission Expires: 01-06-2014

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

WITNESS my hand this 7th day of March, 2013.

Melinda Fleming

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS our hands this 7th day of March, 2013.

Notary Public

My Commission Expires: 01-06-2014



515951.1/200736

WITNESS my hand this 7th day of March, 2013.

Rhonda Schremmer

Rhonda Schremmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS our hands this 7th day of March, 2013.

Jeff Shoulders

Notary Public

My Commission Expires: 01-06-2014

