BILL GARRETT, Davidson County
Trans:T20130036211 DEEDWARR
Recvd: 05/01/13 15:26 2 pgs
Fees:13.00 Taxes:83.25
20130501-0043874

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JTG-13-EAST

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
Baggett General Contractors	BAGGETT GENERAL CONTRACTORS (NAME)	
128 East Avenue (ADDRESS)	PO BOX 143 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	COTTONTOWN TN 37048 (CITY) (STATE) (ZIP)	02601005200

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 G & M PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BAGGETT GENERAL CONTRACTORS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 25 AND THE SOUTH ONE HALF OF LOT NO. 26 IN BLOCK G, SECOND ADDITION TO ROSCOE PLACE AS OF RECORD IN BOOK 843, PAGE 73, REGISTERS OFFICE FOR SAID COUNTY. SAID LOT NO. 25 AND THE SOUTH ONE HALF OF LOT NO. 26 IN BLOCK G FRONT TOGETHER 75 FEET ON THE EASTERLY SIDE OF HUDSON AVENUE AND RUNNING BACK 149 FEET ON THE SOUTHERLY LINE AND ON THE NORTH LINE 150 FEET, MORE OR LESS TO A DEAD LINE, MEASURING 88-1/2 FEET, MORE OR LESS, THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN T. GLEAVES BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RASC 2002KS4 HTTA (HAVING TAKEN TITLE AS) THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, NATIONAL ASSOCIATION AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE, BY ITS DULY AUTHORIZED ATTORNEY IN FACT, RESIDENTIAL FUNDING COMPANY, LLC OF RECORD IN DOCUMENT NUMBER 20111230-0102112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THEN BEING PART OF THE SAME PROPERTY CONVEYED TO G & M PROPERTIES, LLC BY QUITCLAIM DEED FROM JOHN T. GLEAVES OF RECORD IN DOCUMENT NUMBER 20111230-0102113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 843, PAGE 73; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 128 East Avenue, Goodlettsville, Tennessee 37072
(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 29th day of April, 2013.

G & M Properties, LLC

BY: John Gleaves
ITS: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of April, 2013, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of G & M Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2013.

Notary Public

My Commission Expires: January 9, 2016



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