Davidson County DEEDWARR
Recvd: 05/02/13 14:09 4 pgs
Fees:23.00 Taxes:3515.00
20130502-0044472

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2013.

NOTARY PUBLIC

My Commission expires: 6/26/2013

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:
William L. Rosenberg, 414 Union Street, Suite 1205, Nashville, TN 37219

NAME		ADDRESS		
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:			MAP & PARCEL NUMBERS:
Christopher C. Dawson and Carter M. Dawson	Same			092-16-187.00
(NAME)	(NAME)			
3650 Trousdale Drive				
(ADDRESS)	(ADDRESS)			
Nashville, TN 37204-4511				
(CITY) (STATE) (ZIP)	(CITY)	(STATE)	(ZIP)	

Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Tumbleweed Partners, LLC, a Tennessee limited liability company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Christopher C. Dawson and Carter M. Dawson, as tenants in common

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

unimproved ( )
This is improved (x) property, known as

1921 Broadway, Nashville, TN
(House Number) (Street) (City) (State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 2nd day of May, 2013.

Tumbleweed Partners, LLC,
a Tennessee limited liability company

By: _____
Name: Paul R. Lohr III
Title: Chief Manager / President

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Paul R Lohr III, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager / President of Tumbleweed Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Chief Manager / President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager / President.

Witness my hand and official seal at office this 2nd day of May, 2013.

_____
Notary Public

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 6/26/2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 11 and the East 10 feet of Lot No. 12 , on the Map of J.W. Lawless Subdivision of Lot 145, Boyd Home Tract of record in Plat Book 161, page 36, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 60 feet on the Southside of Broadway, formerly Broad Street, and run back 91.7 feet on the East line of Lot No. 11, and 77.7 feet, more or less, on the West line of Part of Lot No. 12, to the northerly margin of Division Street, on which they measure 60.9 feet, more or less.

Being the same property conveyed to Tumbleweed Partners, L.L.C., a Tennessee limited liability company, by Warranty Deed from Cynthia Jo Russell, unmarried, of record in Book 11004, page 425, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/26/2013

Notary Seal:

