 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2013. Notary Public My commission expires: 8/17/2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130036840 DEEDWARR
Recvd: 05/03/13 09:07 2 pgs
Fees:13.00 Taxes:1295.00
20130503-0044649

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
849 Glendale LLC, a Tennessee Limited Liability Company	New Owner	**Map\Parcel: 132-06-0-024.00**
849 Glendale Lane		
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

John Jospeh Krivec A/K/A John Krivec, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

849 Glendale LLC, a Tennessee Limited Liability Company

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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 8 on the unrecorded Plan of Orr Manor, and being more particularly described as follows:

Beginning at a point in the southerly margin of Glendale Lane, at the common corner of lots 7 and 8; thence with the line between said lots, southeasterly 414.7 feet to a point in the westerly line of the Benedict Property; thence with the line of said Benedict Property, as follows: north 14 degrees 35 minutes east 130.7 feet; north 15 degrees 19 minutes east 100 feet; north 17 degrees 19 minutes east 100 feet; north 22 degrees 34 minutes east 100 feet; north 41 degrees 04 minutes east 100 feet, to the southerly margin of Glendale Lane; thence with the margin of the same, south 74 degrees 07 minutes west 313.8 feet to the beginning.Being the same property conveyed to John Joseph Krivec and wife, Gretta B. Krivec by Warranty Deed from William Robert Rule and wife, Mildred F. Rule, of record in Book 2136, page 129, Register's Office for Davidson County, Tennessee, dated February 10, 1953 and recorded February 20, 1953. Gretta B. Krivec has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 849 Glendale Lane Nashville, TN 37204.

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 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 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.

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 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 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 my/our hand(s) this 26th day of April, 2013.

John Krivec

John Krivec

STATE OF Ohio
COUNTY OF Greene

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

Witness my hand, at office, this 26th day of April, 2013.

Notary Public

My Commission Expires: 5-26-16

CHAD E STRONG - NOTARY PUBLIC
COMM. EXP. MAY 26, 2016
STATE OF OHIO

File #: **5013018**