BOX #14
G#25164-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130057810 DEEDWARR
Recvd: 07/08/13 11:50 2 pgs
Fees:13.00 Taxes:6475.00
20130708-0070223

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$1,750,000.00.**

Kathleen Andersen Sheft
Affiant

Subscribed and sworn to before me, this the 5th day of July, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathleen Andersen Sheft	**"New Owner"**	**10413005700**
209 Leonard Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WTKC, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Kathleen Andersen Sheft, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 25 on the Map of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to WTKC, LLC, a Tennessee limited liability company, by Special Warranty Deed dated April 23, 2012, from Peggy D. Mathes, Administrator of the Estate of Robert W. Samuel, of record in Instrument No. 20120424-0035105, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the

current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

This is improved property, known as: **209 Leonard Avenue, Nashville, TN 37205**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 5th day of July, 2013.

WTKC, LLC, a Tennessee limited liability company

By: _____
Roberta Goodman, President

By: _____
Bradley Rosenblum, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Roberta Goodman and Bradley Rosenblum,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be the **President and Secretary, respectively,** of **WTKC, LLC,** the within named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Roberta Goodman and Bradley Rosenblum** as such officers.

Witness my hand, at office at Nashville, Tennessee, this **5th** day of **July, 2013.**

_____
Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY