WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130065330 DEEDWARR
Recvd: 07/31/13 10:07 2 pgs
Fees: 13.00 Taxes: 1017.50
20130731-0079641

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to me on

NOTARY PUBLIC
My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
904 Cadillac, LLC 301 Demonbreun st. Unit 411 Nashville, TN 37201	New Owner	132-09-0-078

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gina M. Waits and husband Richard C. Waits, II, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto 904 Cadillac, LLC, a Tennessee limited liability compay, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 32, SUBDIVISION OF LOTS 27, 28, 36 THROUGH 43 AND PART OF LOTS 35 AND 44, OAK HILL NO. 1, as shown on plat of record in Plat Book 547, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Strawman Quitclaim Deed from J. Carlton Drumwright, Trustee to Gina M. Waits and husband, Richard C. Waits, II as recorded on the 26th day of April, 2012 in Instrument No. 20120426-0035780, corrected by Scrivener's Affidavit recorded at Instrument No. 20130304-0021331; Quitclaim Deed from John Patrick Tinnell, III to Gina Lynn Moran Tinnell as recorded on the 21st day of May, 2004 in Instrument No. 20040521-0059805 and Warranty Deed from James Lee Deckard, unmarried to Gina Lynn Tinnell and spouse, John Patrick Tinnell, III as recorded on the 19th day of October, 1998 in Deed Book 11161, Page 157, in the Register's Office of Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 904 Cadillac Drive, 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 GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their 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 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 on July 23, 2013.

Gina M. Waits by Dianne R. Sims her Attorney in Fact
Gina M. Waits

Richard C. Waits, II by Dianne R. Sims, his Attorney in Fact
Richard C. Waits, II

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Dianne R. Sims, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the "attorney-in-fact" for Richard C. Waits II or a constituent of Richard C. Waits II and is authorized by Richard C. Waits II or by his/her constituent, the constituent being authorized by Richard C. Waits II, to execute this instrument on behalf of Richard C. Waits II.

Witness my hand, at office, this 23 day of July, 2013.

JCRochford
Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Dianne R. Sims, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the "attorney-in-fact" for Gina M. Waits or a constituent of Gina M. Waits and is authorized by Gina M. Waits or by his/her constituent, the constituent being authorized by Gina M. Waits, to execute this instrument on behalf of Gina M. Waits.

Witness my hand, at office, this 23 day of July, 2013.

JCRochford
Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON