Davidson County DEEDWARR
Recvd: 08/30/13 13:47 3 pgs
Fees:18.00 Taxes:115.07
20130830-0091933

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of August, 2013, by and between Charon Wilson fka Charon Holt, married, party of the first part, and Desperado Properties, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of L.C. Thuss' Subdivision, as of record in Book 547, Page 102, Register's Office for said County.
Said Lot fronts 40 feet on the easterly side of 29th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being all or part of the same property conveyed to Charon Holt by virtue of that certain Quit Claim Deed dated May 29, 1995, at Instrument No. Book 9691, Page 688 in the Register's Office of Davidson County, Tennessee. *Seller warrants that this property is not her primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charon Wilson

Charon Wilson

STATE OF Mississippi
COUNTY OF Jackson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charon Wilson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2013.

Patsy Mertz
Notary Public

My Commission Expires: 2-8-2017

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 22992 PATSY MERTZ Commission Expires Feb. 8, 2017 JACKSON COUNTY

Property Owner & Address:	Desperado Properties, LLC **667 Wedgewood Ave** **Unit C** **Nashville, TN 37203**
Tax Parcel No	09206036000
Property Address:	736 29th Ave N Nashville, TN 37209
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $31,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of August, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

20130830

Certificate of Authenticity

I, Cari Allen, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen 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:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016