BILL GARRETT, Davidson County
Trans:T20130085166 DEEDWARR
Recvd: 10/02/13 12:48 2 pgs
Fees:13.00 Taxes:234.95

20131002-0103472

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17267

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
KIMBERLY D. HICKS
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bullion Enterprises, LLC	Bullion Enterprises, LLC	149-08-0-084.000
(NAME)	(NAME)	
P.O. Box 1417	P.O. Box 1417	
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	LaVergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles Jeffries and Gertrud Jeffries, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bullion Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or 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 17-B, as shown on the plan of Zone Lot Division of Lot 17, Edge-O-Lake Sec. 21, of record in Plat Book 6250, Page 4 amending Plat Book 5200, Page 577, 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 to Charles Jeffries and Gertrud Jeffries, husband and wife by Deed from Property Acquisitions Inc, dated 05/24/2010 and filed for record on 06/01/2010 in Instrument 201006010041972, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 5200, Page 577, Plat Book 6250, Page 4, said Register's Office.
Restrictions of record in Book 6140, Page 420, said Register's Office.
Deed of Conveyance of record in Book 6255, Page 927, Book 6255, Page 942, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 707 Clearwater Court, Nashville, TN 37217-4034

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of September, 2013.

X _____
Charles Jeffries

X _____
Gertrud Jeffries

State of CA
County of Contra Costa

Personally appeared before me Charles Jeffries and Gertrud Jeffries, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2013.

X _____
Notary Public
My Commission Expires: 04/14/17

LINDA M. GRANIERO
COMM. #2028991
Notary Public - California
Contra Costa County
My Comm. Expires June 14, 2017

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027