Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130101939 DEEDWARR
Recvd: 12/04/13 14:09 3 pgs
Fees: 18.00 Taxes: 462.50
20131204-0123639

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00.

Affiant

Subscribed and sworn to me on December 3, 2013.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27035SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Country Club Investors, LLC 318 33rd Avenue North Nashville, TN 37209	SAME AS NEW OWNER	092-13-197

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, Patrick A. Julian and Robert L. Julian, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Country Club Investors, LLC, hereinafter called **"GRANTEES,"** their heirs 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 No. 67 on the Plan of Hortense Plan, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Patrick A. Julia and Robert L. Julian by Warranty Deed from Marion Sims and wife, Minnie Lou Simms, of record as Instrument No. 20070620-0073747, Register's Office for Davidson County, Tennessee.
>
> Subject property is not now nor as it ever been the primary residence of either Grantors.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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.
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 318 33rd Avenue North, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs 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 our hands on December 3, 2013.

Patrick A. Julian

Robert L. Julian
By: Patrick A. Julian, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 3, 2013, before me personally appeared Patrick A. Julian, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick A. Julian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Robert L. Julian, as his Attorney in Fact, as the free act and deed of the within named Robert L. Julian.

Witness my hand and official seal this 1st day of December 2013.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE