Box 10-B

BILL GARRETT, Davidson County
Trans:T20140007733 DEEDWARR
Recvd: 02/03/14 13:47 2 pgs
Fees:13.00 Taxes:236.80

20140203-0009436

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$64,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRANADA GP	**SAME**	**083-01-0-198.00**
(NAME) **5543 EDMONSON PIKE #140**	(NAME) 5543 Edmondson Pike #140	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, BETTYE J. KRANZ, MARRIED, FORMERLY KNOWN AS BETTYE F. TOMLIN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANADA GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES,THEIR SUCCESSORS 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 No. 5, on the Plan of Granada Place, of record in Book 3106, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William R. Tomlin and wife, Bettye F. Tomlin, by deed from Morton Smith, Sr., a widower, of record in Book 3809, page 613, dated September 9, 1964, said Register's Office. Said property being divested from William R. Tomlin and vested solely in Betty Farmer Tomlin by Divorce Decree dated July 22, 1965, Case #45762 Probate Court for Davidson County, Tennessee, recorded as Instrument No. 20140123-0006465, said Register's Office.

Bettye F. Tomlin, Betty Farmer Tomlin, and Bettye J. Kranz are one and the same person.

This conveyance is subject to all matters as shown on the Plan of record in Book 3106, page 34, said Register's Office, Restrictive Covenants of record in Book 3252, page 25, said Register's Office and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

unimproved ( )
This is improved(X) property, known as **1010 GRANADA COURT, NASHVILLE, TN 37206**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my hand this 31 day of January, 2014.

x Bettye J. Kranz
BETTYE J. KRANZ

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 **Betty J. Kranz,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of January, 2014.

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: **May 5, 2015**