Davidson County DEEDWARR
Recvd: 03/04/14 15:47 3 pgs
Fees:18.00 Taxes:1665.00
20140304-0018273

WARRANTY DEED

NAI14-0510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-11-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LAURA D. PERRY WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dream Giver Investments, LLC	New Owner (NAME)	
5527 Iron Gate Drive		118070A00400CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SURE-FIRE MUSIC COMPANY, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DREAM GIVER INVESTMENTS, LLC, A LOUISIANA LIMITED LIABILITY CORPORATION, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "D" on the plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081 in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "D" and together with a 31.70% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.

Being the same property conveyed to Sure-Fire Music Company, Inc., a Tennessee corporation by Limited Warranty Deed of record in Instrument No. 20080729-0077633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including Master Deed of record in Instrument No. 20070409-004208 as amended by First Amendment of record in Instrument No. 200812300123702; HOA Charter of record in Instrument No. 20070409-0042088; Joiint Construction and Access Easement of record in Instrument No. 20070511-0056545, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 510 E. Iris Drive, Unit D, Nashville, Tennessee 37204
(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 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 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/our hand(s) this 28th day of February, 2014.

Sure-Fire Music Company, Inc.

BY: _____

Jason Wilburn

Its: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2014, before me personally appeared Jason Wilburn, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Sure-Fire Music Company, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2014.

_____

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor 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: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067