① Box 36 27381

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140027799 DEEDWARR
Recvd: 04/23/14 15:06 2 pgs
Fees:13.00 Taxes:1040.63
20140423-0034294

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $281,250.00.

Affiant

Subscribed and sworn to me on April 21, 2014

NOTARY PUBLIC

JEREMY H. CHERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27381SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bart C. Durham, III 3112 Long Boulevard Nashville, TN 37203	Bart C. Durham, III 4004 James Robertson Parkway, Ste. 1712	104-2-112

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ethan Blair Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Bart C. Durham, III, hereinafter called **"GRANTEE,"** his 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 the westerly part of Lot No. 42 on the Revised Plan of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 42 fronts 50 feet on the northerly margin of Long Boulevard and extends back 150.4 feet more or less feet on the easterly line and 150.5 feet on the westerly line to a dead line in the rear, measuring 50.1 feet thereon.

Being the same property conveyed to Ethan Blair Homes, LLC, a Tennessee limited liability company by Deed from Kimberly G. Miller, married, dated 05/30/07 and of record in Instrument No. 20070531-0064693 in the Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record in Book 421, page 82 & 83, Register's Office for Davidson County, Tennessee.

3. 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.

This property is also known as unimproved property located at 3112 Long Boulevard, Nashville, TN 37203.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 April 21, 2014.

Ethan Blair Homes, LLC, a Tennessee Limited Liability Company:

By: _____
Blair Durham, President & Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Blair Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President & Sole Member of Ethan Blair Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President & Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President & Sole Member.

Witness my hand, at office, on April 21, 2014.

_____
Notary Public

My Commission Expires: March 3, 2015

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE