WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May 2014.

Notary Public

MY COMMISSION EXPIRES: 8/29/17

(AFFIX SEAL)

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tojo Investments, LLC	OWNER	119-1-424.00
(NAME) 1268 Lewisburg Pike	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(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, **Maria B. Frenkel** **("Grantor")** herby conveys all of her right title and interest in the following property to **Tojo Investments, LLC**, a Tennessee limited liability company, **("Grantee"),** its successors and 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. 24 on the plan of W.G. Thuss' Addition, as of record in Book 332, page 67 Register's Office for Davidson county, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Maria B. Frenkel by deed from E. Mark Berry and wife, Carla Berry of record in Book 10180, page 812 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 332, page 67 Register's Office for Davidson County, Tennessee.

Taxes for the year 2013, a lien past due and payble.
Taxes for the year(s) 2014 and thereafter, a lien not yet due and 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.

This is improved x property, known as 339 Valeria Street, Nashville, TN 37211
(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**, its successors and assigns forever; and we do covenant with the said **GRANTEE** 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,** its successors and assigns, against the lawful claims of all persons claiming by through or under **GRANTOR**. 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 28th day of May 2014.

Maria B. Frenkel

Maria B. Frenkel

BILL GARRETT, Davidson County
Trans: T20140038466 DEEDWARR
Recvd: 06/02/14 15:34 2 pgs
Fees: 13.00 Taxes: 148.00

20140602-0047477

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria B. Frenkel, with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of May, 2014.

Notary Public

My Commission Expires: 08.27.15

ERIKA M HERNANDEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-27-15

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064