BILL GARRETT, Davidson County
Trans:T20140038694 DEEDWARR
Recvd: 06/03/14 11:06 2 pgs
Fees:13.00 Taxes:1295.00
20140603-0047760

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Open Door Properties LLC		104-01-0
(NAME)	(NAME)	(MAP)
4301 Hillsboro Pike, Suite 101	New Owner	294.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Rebecca J. Klements, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Open Door Properties, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lots. Nos. 104, 105 and 106 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 104, 105 and 106 fronts 50 feet on the southerly side of Nebraska, formerly Grand, Avenue and runs back 135 feet on the easterly line to the westerly margin of 38th Avenue North, and 145 feet, more or less, on the westerly line to the northerly line of Lot No. 107, measuring 50 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 104, 105 and 106 on the Plan of Part of Part of West Grove Subdivision of record in Plat Book 421, Page 109, Register 's Office for Davidson County, Tennessee.

Beginning at a point 50 feet from 38th Avenue North on the southerly side of Nebraska Avenue thence with the southerly side of Nebraska Avenue westerly 25 feet to a point, thence southerly parallel with 38th Avenue North 140 feet, more or less, to a point, thence easterly 25 feet to a point, thence northerly parallel to 38th Avenue North 140 feet, more or less, to the beginning.

Tract I and Tract II:

Being the same property conveyed to David N. Klements and Rebecca J. Klements, husband and wife, by deed from Teresa Duke Simmons, Trustee of The Austin W. Duke Irrevocable Trust of record in Instrument No. 20041007-0121427, Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 7, 2004. FURTHER Being the same property conveyed to Rebecca J. Klements, married, by deed from David N. Klements, married, of record

in Instrument No. 20041007-0121429, Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 7, 2004.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3801 Nebraska Avenue, Nashville, Tennessee 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 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.

DAVID N. KLEMENTS, HUSBAND OF REBECCA J. KLEMENTS, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 2nd day of June, 2014.

Rebecca J. Klements

David N. Klements

STATE OF TENNESSEE
COUNTY OF DAVIDON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rebecca J. Klements and husband, David N. Klements, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 2nd day of June, 2014.

Notary Public

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 9/20/17