Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $77,250.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6303 RICHEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tennessee Turnkey, LLC	Same	07115043800
1122 Lebanon Pike		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

GOAT DOG PROPERTIES, INC., A TENNESSEE CORPORATION, AND TONYA RAY, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TENNESSEE TURNKEY, LLC, A COLORADO LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Northerly 32 feet 10 inches of Lot No. 109 on the plan of Sharpe and Horns First Addition to East Nashville, of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 109 fronts 32 feet 10 inches on the Westerly side of Stainback Avenue and runs back between parallel lines 167 1/2 feet, more or less, to an alley.

Being the same property conveyed to Michael W. Ray, married from CD Investments, LLC, by Warranty Deed, of record in Instrument No. 20060403-0037875, Register's Office for Davidson County, Tennessee.
Michael W. Ray subsequently conveyed his interest is said property to Michael W. Ray and wife, Tonya Ray, by Quitclaim Deed, of record in instrument No. 20060712-0083699, said Register's Office.
Michael W. Ray, married, subsequently conveyed his 50% undivided interest in said property to S&S Property Investments, LLC, by Quitclaim Deed, of record in Instrument No. 20100607-0043800, said Register's Office.
S&S Property Investments, LLC subsequently conveyed its interest in said property to Great Dog Properties, Inc., by Quitclaim Deed, of record in Instrument No. 20130417-0038364, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND HORNS FIRST ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 152, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sewer on and across premises shown in Release from Florence Ryman to City of Nashville recorded in Book 874, Page 66.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.

This is improved property known as 1212 Stainback Avenue, Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20140041125 DEEDWARR
Recvd: 06/11/14 11:59 2 pgs
Fees:13.00 Taxes:285.83
20140611-0050817

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 6th day of June, 2014.

Goat Dog Properties, Inc.

BY: _____
Michael W. Ray, Vice-President

_____
Tonya Ray

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TONYA RAY, the within named grantor, with whom I am personally acquainted (or who proved to me her identity 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, this 6th day of June, 2014.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Michael W. Ray, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of Goat Dog Properties, Inc., a Tennessee corporation and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 6th day of June, 2014.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 14-R6303 RICHEY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067