WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041462 DEEDWARR
Recvd: 06/12/14 10:02 2 pgs
Fees:13.00 Taxes:706.70
20140612-0051195

R-BR-14-1327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1327 Otay Steet, LLC	**Same as new owner**	
(NAME) **1407 Sweetbriar Avenue**	(NAME)	**072-10-0-284.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, I/we **G&M PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1327 OTAY STREET, LLC** 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 the Southerly 159 feet of Lot No. 58 on the Plan of Montgomery Heights of record in Plat Book 332, Page 47, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 58 fronts 50 feet on the Northerly side of Otay Street; formerly Wilmont Street, and runs back between parallel lines 159 feet to a dead line.

Being the same property conveyed to G&M Properties, LLC by deed from John Thaxton Gleaves, III of record in Instrument No. 20111019-0081308 Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 19, 2011. (Value of consideration shown in aforementioned deed $0.) Being also known as 1327 Otay Street Nashville, TN 37216.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 47, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1327 Otay Street, Nashville, Tennessee 37216**.

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 the 9th DAY OF JUNE, 2014.

G&M Properties, LLC

BY: _____
John Thaxton Gleaves, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN THAXTON GLEAVES, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of G&M PROPERTIES, LLC the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of June, 2014.

_____
Notary Public
My Commission Expires: January 9, 2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212