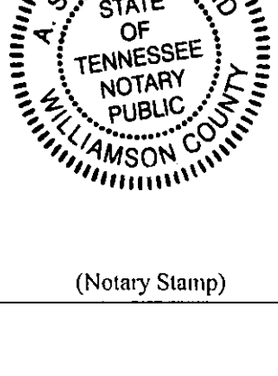
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $495.000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2014.

Notary Public

My commission expires: 1-24-17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140055584 DEEDWARRSP
Recvd: 07/31/14 11:27 2 pgs
Fees:13.00 Taxes:1831.50

20140731-0068323

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lights Camera Rector, LLC	**New Owner**	**Map\Parcel: 118-02-0-211.00**
P.O. Box 40019		
Nashville, TN 37204		

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,

Kevin Dransfield and wife, Joanna Dransfield

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

Lights Camera Rector, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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. 40 on the Map of Geo. I. Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin Dransfield and wife, JoAnna Dransfield, by Warranty Deed, from John Victor Brown, Jr. and wife, Sue S. Brown, of record in Instrument No. 20060608-0068244, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee; including Rollback taxes, if any.
The Plan of record in Plat Book 332, page 99, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20050225-0020789, Register's Office for Davidson County, Tennessee.
Sewer Easement to Metro. Government of record in Book 4703, page 457, Register's Office for DAVIDSON County, Tennessee.

This is improved (X) unimproved (____) property known as **2605 Westwood Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee,** its successors and assigns, in fee simple forever.

GRANTOR further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warranty and forever defend the title to said real estate to **Grantee,** its successors and assigns, against the lawful claims of all persons claiming by, through or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 25th day of July, 2014.

Kevin Dransfield

Joanna Dransfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kevin Dransfield and wife, Joanna Dransfield, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2014.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140305SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027