BILL GARRETT, Davidson County
Trans:T20140056989 DEEDWARR
Recvd: 08/05/14 11:40 2 pgs
Fees:13.00 Taxes:828.80
20140805-0070175

BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRAND CANYON PROPERTIES, LLC	**SAME**	**115-01-0-030.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ELIZABETH A. SMITH AND REBECCA M. MCMILLEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE 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. 34 on the Plan of Brook Meade Addition, Section 2, as of record in Plat Book 2663, page 59, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Shawnee Drive at the comer of Lots 34 and 35; thence with the line between said two lots, southerly 235 feet to the corner of Lot Nos. 34, 35 and 36; thence with the line between Lot Nos. 34 and 36, southeasterly 103 feet; thence North 53 deg. 34' East 97.2 feet; thence North 2 deg. 32' East 234.9 feet to the southerly margin of Shawnee Drive; thence with the margin of the same, westerly 163.4 feet to the beginning.

Being the same property conveyed to S. M. GOODMAN AND WIFE, ROSE B. GOODMAN, by deed from KATHERINE HARPER ABERNATHY, A WIDOW, of record in Book 4056, page 93, dated September 12, 1966, said Register's Office. The said Rose B. Goodman having since predeceased the said S. M. Goodman on or about December 4, 2008. The said S. M. Goodman having since died on or about June 17, 2013. The Last Will and Testament of Sol M. Goodman filed with the Davidson County Probate Clerk's Office as Docket No. 13P-1083, devises the said property to ELIZABETH A. SMITH AND REBECCA MCMILLAN. Sol M. Goodman and S. M. Goodman are one and the same person. Rebecca M. McMillen, Rebecca McMillan, and Rebecca McMillen are one and the same person.

****See Limited Power of Attorney for Rebecca McMillen a/k/a Rebecca McMillan filed of record in Instrument No. 20140709-0060395, said Register's Office.****
THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2663, page 59, said Register's Office and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **686 SHAWNEE DRIVE, NASHVILLE, TN 37205**
(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 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.

Witness our hands this 4th day of August, **2014.**

Rebecca M McMillen
By Elizabeth Smith attorney-in-fact

Elizabeth A Smith

Elizabeth A. Smith

Rebecca M. McMillen
By: Elizabeth Smith, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth A. Smith**, the bargainor(s), with whom I am personally acquainted or proved to me 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 at office, this 4th day of August, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2014, before me personally appeared **Elizabeth Smith, Attorney-in-Fact for Rebecca M. McMillen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rebecca M. McMillen, and who acknowledged that she executed the same as the free act and deed of Rebecca M. McMillen.

Witness my hand and official seal at office this 4th day of August, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public