266
14763

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Southern Land Acquisition Inc.,	{ New Owner	}104-05-0-176.00 }
{a Nevada Corporation	{	}
{109 Kenner Avenue, Ste. 201	{	}
{Nashville, Tennessee 37205	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20140057412 DEEDWARR
Recvd: 08/06/14 12:34 2 pgs
Fees:13.00 Taxes:1139.60
20140806-0070699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nancy E. Stewart, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Southern Land Acquisition, Inc., a Nevada Corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly portion of Lot No. 412 on the plan of Richland Realty Company's Subdivision, Division "C", of record in Book 421, Page 31, Register's Office for said County.

Said part of Lot No. 412 fronts 60 feet on the Northerly margin of Princeton Avenue and extends back 230 feet, more or less, on the Westerly line and 230 feet, more or less, on the Easterly line to an alley in the rear, measuring 45 feet thereon.

Being the same property conveyed to Nancy E. Stewart, unmarried by Warranty Deed from Grant Charles Glassford and wife, Mary Catherine Glassford, recorded on the 14th day of April, 1992 in Deed Book 8600, Page 260, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 3714 Princeton Avenue, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Richland Realty Company's Division "C" of record in Plat Book 421, page 31, said Register's Office for Davidson County, Tennessee.
3. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $308,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 31st day of July, 2014.
(
(My Commission Expires: 1-24-15 Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 31st day of July, 2014.

Nancy E. Stewart

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nancy E. Stewart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 31st day of July, 2014.

My Commission Expires:_____ Notary Public

CHRISTOPHER E. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018