WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078225 DEEDWARR
Recvd: 10/16/14 16:21 2 pgs
Fees:13.00 Taxes:481.00
20141016-0095788

DIANA AUB NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2014.

Notary Public

My commission expires: 11-15-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George Phillip Lauderback, II Tina Lynn Lauderback	New Owner	Map 091-02-0 Parcel 290-00
704 Lauderback Ridge		
Nashville, TN 37209		

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

P & P Development, LLC, a Tennessee limited liability company

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

George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife

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 easterly 50 feet of the westerly 110 feet of the southerly 150 feet of Block "H", Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said part of Block "H" fronts fifty feet on the northerly side of New York Avenue and runs back between parallel lines, parallel with and 60 feet east of the easterly margin of 56th Avenue, North, 150 feet to an alley.

Being the same property conveyed to P & P Development, LLC,by Deed dated August 11, 2014 from Larry Bryant, of record in Instrument No. 20140819-0074990, Register's Office for Davidson County, Tennessee.

24 month chain of title: Being the same property conveyed to Larry Bryant and wife, Diane Bryant,by Deed dated July 30, 1998 from Ronnie D. Mimms and wife, Martha L. Mimms, of record in Book 11044, Page 398, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 57, Page 172, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **5508 New York Avenue, Nashville, TN 37209**

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 its hand by its duly authorized officer this 16th day of October, 2014.

P & P Development, LLC, a Tennessee limited liability company

By: _____
Paul L. Riggan, member

By: _____
Paul M. Ziady, member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Paul L. Riggan and Paul M. Ziady**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of **P & P Development, LLC**, the within named bargainor, a limited liability company, and that they as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as such members.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2014.

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public

My Commission Expires: _____