Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140082083 DEEDWARR
Recvd: 10/31/14 09:17 2 pgs
Fees:13.00 Taxes:240.50
20141031-0100415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of October, 2014.

Notary Public

Commission Expiration: 8-27-17

DANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
P & P Development, LLC 1619 Graybar Lane Nashville, Tennessee 37215	New Owner	-PART OF 091-02-0-324-00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **David R. Cantrell, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **P & P Development, LLC, a Tennessee limited liability company,** 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:

Property formerly known as 5407 California Avenue Nashville, TN 37209, County of Davidson

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1314 of Block 45, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 1314 fronts together 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to David R. Cantrell, unmarried, by deed from John D. Barnes and wife, Sallye P. Barnes dated 05/17/99, filed of record in Book 11489, Page 609, said Register's Office.

Sharron Michelle Cantrell, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her martial and any other interest in the subject property.

Tax Map and Parcel ID is as follows 091-02-0-324-00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property formerly known as 5407 California 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 unemcumbered, 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 my hand this 24th day of October, 2014.

David R. Cantrell

Sharron Michelle Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2014, before me personally appeared David R. Cantrell and Sharron Michelle Cantrell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 24th day of October, 2014.

KENNETH SWEZEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

Notary Public
Commission Expiration:
10/18/14