BILL GARRETT, Davidson County
Trans:T20140086597 DEEDWARR
Recvd: 11/17/14 16:11 2 pgs
Fees:13.00 Taxes:4255.00
20141117-0106011

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me, this the 14th day of November, 2014. Notary Public My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Keep It Together, Inc.	Danyliw & Mann Professional Corp.	
171 East Liberty Street, Suite 330	442 Brant Street, Suite 203	118-09-0-034.00
Toronto Ontario, Canada M6K 3P6	Burlington, Ontario L7R 2G4	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT L. SCRUGGS, TRUSTEE OF THE 1029 NOELTON AVENUE TRUST DATED MAY 30, 2013**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEEP IT TOGETHER, INC., A PROVINCE OF ONTARIO CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Plan of Leonte Subdivision of Lots Nos. 17, 18 and 19 in Noelton, not of record, described according to a survey made by W. B, Southgate, Surveyor, December 1936, as follows:

Beginning at the southeast corner of the Granny White Road and 5th Street; thence with the southerly margin of 5th Street, eastwardly 213 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 200 feet to the common corner of Lots Nos. 1, 2, 27 and 28; thence with the line between Lots Nos. 1 and 28, westwardly 204-1/2 feet to the easterly margin of the Granny White Road; thence with said road, northwardly 200 feet 2 inches to the beginning.

Tract 2

Land in Davidson County, Tennessee, being the northerly 76 feet of the westerly part of Lot No. 28 on the Plan of Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described as follows:

Beginning on the easterly margin of Granny White Road, at the northwest corner of the property conveyed to Eunice Morris Kennedy by deed from Fount T. Smothers and wife, of record in Book 2650, page 365, Register's Office for said County; thence with said Kennedy's northern boundary line, easterly 185 feet more or less; thence northerly 76 feet to a point in the line between Lots Nos. 1 and 28; thence with line between said lots westerly 188 feet 6 inches to the easterly margin of Granny White Road; thence with the same, southerly 76 feet to the beginning.

Being the same property conveyed to Robert L. Scruggs, Trustee, by deed from Ethel Miriam Adamson McClendon, unmarried, of record in Instrument No. 20130604-0056124, Register's Office for Davidson County, Tennessee, dated June 3, 2013 and recorded on June 4, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1029 Noelton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of November, 2014.

The 1029 Noelton Avenue Trust dated May 30, 2013

By Robert L Scruggs, Trustee

Robert L. Scruggs, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the 1029 Noelton Avenue Trust dated May 30, 2013, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 14th day of November, 2014.

Angela K. Robertson

Notary Public

My Commission Expires:

5-2-16

