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BILL GARRETT, Davidson County
Trans:T20140089305 DEEDWARR
Recvd: 11/26/14 13:44 2 pgs
Fees:13.00 Taxes:3596.40
20141126-0109320

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014110005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $972,000.00

Sworn to and subscribed before me this 26th day of November, 2014.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jaime & Geoff Wolanski		118-14-0-163.00
3713 McConnell Street	New Owner	
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **T.L.P. Ventures, LLC, a TN limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jaime Wolanski and Geoff Wolanski, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the Revised Plat of Parts of Thompson's Glen Leven Subdivision, of record in Plat Book 3, page 20, Chancery Court for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Westerly margin of McConnell Street 205.5 feet Southwestwardly from the Southern margin of Caldwell Lane, the Southeast corner of Lot No. 9 on said plan; thence Southwardly with the Westerly line of McConnell Street 220 feet to the Northeast corner of Lot No. 11 on said plan; thence Westwardly with the line between said Lots 10 and 11, 275 feet to the center of a branch or creek; thence North 31 degrees 30' East with the center of said branch or creek, 120 feet, more or less, thence North 9 degrees East with the center of said branch or creek, 110 feet, more or less, to the Southwesterly corner of said Lot No. 9; thence Eastwardly with the line between said Lots 9 and 10, 212 feet to the point of beginning, containing 1.13 acres.

Being the same property conveyed to T.L.P. Ventures, LLC, a TN limited liability company by Warranty Deed from John R. Dorris and wife, Frances S. Dorris, of record in Instrument No. 20131030-0112525, Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on October 30, 2013.

This is improved property known as **3713 McConnell Street, Nashville, TN 37204.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be prorated and paid at closing.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 26th day of November, 2014.

T.L.P. Ventures, LLC, a Tennessee limited liability company

BY: _____
Cloyd W. Thurmon, Jr., President

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Cloyd W. Thurmon, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the President of TLP Ventures, LLC, the within named bargainor, a limited liability company, and that as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 26th day of November, 2014.

_____
Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015