WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/15 10:36 2 pgs
Fees:13.00 Taxes:370.00
20150109-0002515

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

14-12-008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of January, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THE GRANDVIEW EIGHT, LLC	NEW OWNER	105-03-0
(NAME) 7175 Nolensville Road, Ste 207	(NAME)	038.00
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **SAUDERS (A/K/A SAUNDERS) RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THE GRANDVIEW EIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being the northerly 30 feet of Lot No. 17 in W. W. Sullivan's Subdivision of Lots Nos. 1, 2, 3 and 4 in the John Nelson Plan of Lots, a plan of which subdivision is of record in Book No. 8, Page 147, Register's Office for Davidson County, Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of said Lot No. 17 fronts 30 feet on the westerly side of Third Avenue South (formerly College Street) and runs back between parallel lines 142 feet 10 -1/2 inches to an alley.

BEING the same property conveyed to SAUDERS (A/K/A SAUNDERS) RENTAL PROPERTIES, LLC, by Deed from NASHVILLE HOUSING PROPERTIES, LLC, of record in Instrument No. 20070208-0016737, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **1115 3rd Avenue S, Nashville, TN, 37210.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 9th day of January, 2015

SAUDERS (A/K/A SAUNDERS) RENTAL PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
MICHAEL SAUNDERS, SOLE MANAGING MEMBER

_____
MICHAEL SAUNDERS, INDIVIDUALLY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL SAUNDERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the SOLE MANAGING MEMBER of **SAUDERS (A/K/A SAUNDERS) RENTAL PROPERTIES , LLC,** the within named bargainor(s), and that he as such SOLE MANAGING MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LIMITED LIABILITY COMPANY by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2015

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL SAUNDERS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2015

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~7/2/18~~ 1/9/18

_____
Notary Public

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY