BILL GARRETT, Davidson County
Trans:T20150009783 DEEDWARR
Recvd: 02/09/15 09:12 2 pgs
Fees:13.00 Taxes:277.50
20150209-0011648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF February, 2015.

R. Kirkland Moser
NOTARY PUBLIC

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ponotoc Properties, L.L.C. 601 Hagan Street Nashville, TN 37203	Ponotoc Properties, L.L.C. 601 Hagan Street Nashville, TN 37203	042-14-0-084.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GEORGE DEZEVALLOS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PONOTOC PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of a tract marked "For Future Development" on the Plan of Head's Addition, as of record in Book 1835, page 100, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Harvey Gee, Surveyor, December 4, 1952, as follows:

Beginning at a point in the southeast terminus of a private road shown on said survey, at an iron pin, said point being 100 feet west of the west line of Lot No. 6 on Head's Addition; thence south 2 deg 45 min west 152 feet to a point; thence north 87 deg 15 min west 21.6 feet to a point; thence north 2 deg 15 min east 7.5 feet to a point; thence south 86 deg 45 min west 116.8 feet to a point; thence north 2 deg 45 min east 181.71 feet to the southwest terminus of

said private roadway; thence south 87 deg 15 min east, with the south margin of said roadway, 137.8 feet to the beginning.

INCLUDED IN THIS CONVEYANCE BUT EXCLUDED FROM THE ABOVE DESCRIPTION, is the use of a 40 foot roadway, marked "Private Road", for the purpose of ingress and egress. Said road, as shown on the above-described survey, extends South 2 deg 45 min west 716.8 feet, from the Southerly margin of Old Hickory Boulevard, Halls Lane Section.

Being the same property conveyed to GEORGE DEZEVALLOS, by deed from JAMES D. ENTSMINGER AND WIFE, KATHY ENTSMINGER, of record in Instrument No. 20070411-0043368, dated April 6, 2007, said Register's Office.

This improved property is known as 111 Head Drive, Madison, TN 37115.

THE PROPERTY HEREIN BEING CONVEYED IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of February, 2015.

George Dezevallos

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George Dezevallos, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of February, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY