BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRAND CANYON PROPERTIES, LLC	**SAME**	**060-16-0-160.00**
(NAME) **P. O. BOX 160591**	(NAME)	**060-16-0-159.00**
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MARSHALL EUGENE DESHELES, UNMARRIED, LIFE TENANT**, AND **BOBBIE ANN BAGBY, AS TO THE REMAINDER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, 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 Lots 248 and 249, as shown on the map entitled Final Plan of Joywood Heights, Section II, of record in Plat Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 248 and 249 front together 120 feet on the southerly side of Dellway Avenue and run back 236.1 feet on the westerly line and 257.8 feet on the easterly line to a dead line, measuring 121.8 feet thereon.

Being the same property conveyed to Timothy Lee DeSheles and wife, Martha Adell DeSheles by deed from Floyd E. Frey and wife, Aline C. Frey of record in Book 3808, page 760, dated August 28, 1964, said Register's Office for Davidson County, Tennessee. Timothy Lee DeSheles having died on or about January 31, 2009 leaving the said Martha Adell DeSheles as the surviving tenant by the entirety. Martha Adell DeSheles having died intestate. The subject property passed to her children and sole heirs at law, Bobbie Ann Bagby and Marshall Eugene DeSheles.

Marshall Eugene DeSheles conveyed his fee simple interest to Bobbie Ann Bagby and reserved unto himself a life estate in said property by quitclaim deed of record in Instrument No. 20101214-0099347, dated December 9, 2010, Register's Office for Davidson County, Tennessee.

See Affidavit of Heirship as to the Heirs at Law of Martha Adell DeSheles filed of record as Instrument No. 20150304-0019031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Plat Book 1130, pages 92 and 93; Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 3984, page 711; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF BOBBIE ANN BAGBY.

Unimproved (X)
This is improved(X) property, known as **060-16-0-159 DELLWAY**
126 DELLWAY DRIVE, NASHVILLE, TN 37207-4101
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150016026 DEEDWARR
Recvd: 03/04/15 13:56 2 pgs
Fees:13.00 Taxes:273.80
20150304-0019032

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 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 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 2 day of March, 2015.

X _____
MARSHALL EUGENE DESHELES

X _____
BOBBIE ANN BAGBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall Eugene Desheles and Bobbie Ann Bagby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of March, 2015.

My commission expires: November 5, 2018

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public