WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017040 DEEDWARR
Recvd: 03/10/15 08:24 3 pgs
Fees:18.00 Taxes:716.88
20150310-0020296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,750.00

Brina Mathis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF January 28, 2015

Lisa Ripley
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 5/22/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
904 Cadillac, LLC	NEW OWNER	Map 117 Group 11-0
(NAME) 4025 Wallace Lane	(NAME)	Part of Parcel 84
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TIMOTHY F. KING, UNMARRIED, AND CARY INNES GRAYSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **904 CADILLAC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO.

Being part of the same property conveyed to Timothy K. King, unmarried and Cary Innes Grayson, unmarried, by Quitclaim Deed from Timothy K. King of record in Instrument #20130109-0002627, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 547, page 156 and Instrument No. 20141231-0119362, said Register's Office; and (b) easement of record in Instrument No. 20141119-0106706, said Register's Office..

unimproved X
This is improved property, known as 3435 Amanda Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of January, 2015.

Timothy F. King

Cary Innes Grayson

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 Timothy F. King and Cary Innes Grayson, the bargainor, 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 Nashville, Tennessee this 9th day of January, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Exhibit A

Being a parcel of land in the 25th Councilmanic District of Davidson County, Tennessee, located on the west side of Amanda Avenue, north of Woodmont Boulevard, and being the south half of Lot 1 of the Resubdivision of Lot 75 of the North Part of Noel's Subdivision of Watkins Grove, as evidenced in Instrument 20141231-0119362 in the Register's Office for Davidson County, Tennessee (RODCT), and being the south half of Parcel 084.00 as shown on Tax Map 117-11, belonging to Timothy K. King and Cary Innes Grayson, as evidenced in Instrument 20130109-0002627 in (RODCT), and being more particularly described as follows:

To find the beginning start at an iron pin located on the west margin of Amanda Avenue, said iron pin being the northeast corner of Lot 1, and said iron pin being the southeast corner of Parcel 144.00 as shown on said Map 117-07, belonging to Ubico, as evidenced in Instrument 20100805-0061740 in the Register's Office for Davidson County, Tennessee (RODCT), thence; with the west margin of Amanda Avenue, South 05 degrees 59 minutes 08 seconds West, a distance of 50.00 feet to a point, the BEGINNING, and said point being the northeast corner of the property herein described, thence;

1) with the west margin of Amanda Avenue, South 05 degrees 59 minutes 08 seconds West, a distance of 50.00 feet to a point, said point being the southeast corner of the property herein described, and said point being the northeast corner of Lot 2 of the Resubdivision of Lot 75 of the North Part of Noel's Subdivision of Watkins Grove, said Lot 2 being Parcel 111.00 as shown on Tax Map 117-11, belonging to Timothy K. King and Cary Innes Grayson, as evidenced in Instrument 20141231-0119362 in (RODCT), thence;

2) leaving said margin, with the north line of said Lot 2, North 83 degrees 51 minutes 55 seconds West, a distance of 200.00 feet to a point, said being the southwest corner of the property herein described, and said point being the northwest corner of Lot 2, and said point being in the east line of Parcel 015.00 as shown on Tax Map 117-11, belonging to Woodmont Bible Church, as evidenced in Deed Book 11526, Page 577 in (RODCT), thence;

3) with the east line of Parcel 015.00, North 05 degrees 58 minutes 58 seconds East, a distance of 50.00 feet to a point, and said point being the northwest corner of the property herein described, and said point being the southwest corner on the north half of Lot 1, thence;

4) leaving said line and severing Parcel 084.00, South 83 degrees 51 minutes 55 seconds East, a distance of 200.00 feet to a point, the BEGINNING, containing 0.2296 acres or 10,000 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated January 5, 2015.

BEING part of the same property conveyed to Timothy K. King, unmarried and Cary Innes Grayson, unmarried, by Quitclaim Deed from Timothy K. King, dated November 29, 2012, and of record in Instrument No. 20130109-0002627, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 3435 Amanda Avenue, Nashville, Tennessee 37215.