BILL GARRETT, Davidson County
Trans:T20150017841 DEEDWARR
Recvd: 03/11/15 16:04 2 pgs
Fees:13.00 Taxes:1213.60
20150311-0021038

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$328,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 01/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
REBECCA G. APPLETON	First Bank	**072-11-0-056.00**
(NAME) **2914 GLENMEADE DRIVE**	(NAME) 318 Seaboard Lane, Suite 205	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Franklin, TN 37067	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA G. APPLETON, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 49 on the Plan of Glenmeade Subdivision, of record in Plat Book 974, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coordination Plus Rehab Group, L.L.C., from Conti Mortgage Corporation by Special Warranty Deed dated May 8, 1998, of record in Book 10926, Page 702, said Register's Office. Being further conveyed to Greg and Virginia Pitts, by Deed from Coordination Plus Rehab Group, L.L.C., by Quitclaim Deed dated October 31, 2000, of record in Instrument No. 20001106-0109692, said Register's Office. Being further conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, from Greg Pitts and Virginia Pitts by Quitclaim Deed dated April 17, 2002, of record in Instrument No. 20020418-0048492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 974, Page 32, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2914 GLENMEADE DRIVE, NASHVILLE, TN 37216**
(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 my hand this 16th day of March, 2015.

GRAND CANYON PROPERTIES, LLC

Virginia Pitts, CM

BY: VIRGINIA N. PITTS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of Grand Canyon Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Grand Canyon Properties, LLC, by herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2015.

My Commission expires: November 5, 2018

Deborah J. Cohen
Notary Public

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