WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022078 DEEDWARR
Recvd: 03/26/15 10:18 2 pgs
Fees:13.00 Taxes:481.00

20150326-0025963

State of Tennessee
County of ~~Shelby~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 01/8/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Delta Title Services, LLC, 6489 N. Quail Hollow Road, Suite 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel H. Allen	Access National Mortgage	119-06-002.00
(NAME)	(NAME)	
1024 44th Ave North	1000 Robert Fulton Dr, Ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Baker-Standefer Investments, LLC, a Tennessee limited liabilty company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daniel H. Allen, unmarried,

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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Subdivision of Lots No 7-8-9 & 10 and Part of 6-11-12 & 13 Cumberland Nurseries Plan of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Baker-Standefer Investments, LLC, a Tennessee limited liabilty company by Quit Claim Deed recorded as Instrument Number 20150304-0018948 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 104 Peachtree Street, Nashville, TN 37210
(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 GRANTORS, 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, except for Subdivision restrictions, building lines and easements of record in Plat Book 332, Page 36; all in the Register's Office of Davidson County,Tennessee, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). All assessments, and county taxes due for the tax year 2015, and thereafter, not yet due and payable, all for Parcel Number 119-06-002.00; 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.

Witness my/our hands this 23rd day of March, 2015.

BAKER-STANDEFER INVESTMENTS, LLC

Nicholas Baker
Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Nicholas Baker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Chief Manager of Baker-Standefer Investments, LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 23 day of March, 2015.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2016

File No.: 20150103