Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF ~~MARCH~~ April 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

DEBORAH J COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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**	**061-15-0-338.00**
P. O. BOX 160591	(NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150024049 DEEDWARR
Recvd: 04/01/15 15:20 3 pgs
Fees: 18.00 Taxes: 2294.00
20150401-0028375

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, DENALONOR BUSTAMANTE AND NADINE PETTY, TRUSTEES OF THE ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND OR 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 part of Lot No. 288, on the Plan of Inglewood Place, of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Marion Avenue at the southeast corner of Lot No. 300; thence with the easterly line of Lots 300, 301 and 302 northwardly 245 feet, more or less, to the southerly line of the property conveyed to Lillie Seigenthaler, by deed from J. E. Johnson and wife, of record in Book 651, page 551, said Register's Office; thence with said line eastwardly 54.5 feet, more or less, to the westerly line of Lot No. 287; thence with said line southwardly 28.5 feet to a corner of the property conveyed to Blanche V. Carrier by deed from Ruby Mai Campbell and husband, of record in Book 754, page 521; thence with the line of said Carrier property, westwardly 26.5 feet to another corner of said Carrier lot; thence with the westwardly line of said Carrier lot, southwardly 186.5 feet to the northerly margin of Marion Avenue; thence with said Avenue, westwardly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Trustees of the Eleanor Verdugo Gutierrez Revocable Trust, from Providence Properties, a Tennessee General Partnership, by deed dated September 12, 2006, of record as Instrument No. 20060915-0114667, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 332, Page 101; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4286, Page 710, and Book 5998, Page 642; Easement of record in Book 5944, Page 613, Water Line Easement of record in Book 5252, Page 491, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property, known as 1111 MARION AVE., 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, except for that certain Deed of Trust referenced herein; 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 30 day of March, 2015.

DENALONOR BUSTAMANTE, TRUSTEE OF THE ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST

NADINE PETTY, TRUSTEE OF THE ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Denalonor Bustamante**, Trustee of the Eleanor Verdugo Gutierrez Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of March, 2015.

My Commission Expires: 02/14/2017

BCT 4 S. FILO COMM. #2007633 Notary Public - California SAN BERNARDINO COUNTY My Comm. Exp. Feb. 14, 2017 BCT 4

Notary Public

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nadine Petty**, Trustee of the Eleanor Verdugo Gutierrez Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

Notary Public

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property, known as 1111 MARION AVE., 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, except for that certain Deed of Trust referenced herein; 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 31st day of March, 2015.

DENALONOR BUSTAMANTE, TRUSTEE OF THE ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST

x _____
NADINE PETTY, TRUSTEE OF THE ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Denalonor Bustamante**, Trustee of the Eleanor Verdugo Gutierrez Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

_____
Notary Public

STATE OF CALIFORNIA
COUNTY OF El Dorado

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nadine Petty**, Trustee of the Eleanor Verdugo Gutierrez Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of March, 2015.

My Commission Expires: 03-30-2015

_____
Notary Public

LORNA KALUA
COMM. # 2062886
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAR. 30, 2018