Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2016 (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**	**061-16-0-179.00**
P. O. BOX 160591	(NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150024958 DEEDWARR
Recvd: 04/06/15 12:09 2 pgs
Fees:13.00 Taxes:740.00
20150406-0029562

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, MARK D. TRAYLOR, UNMARRIED, AND TERESA D. SEXTON, MARRIED,** 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 GRANTEE, 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 the easterly 60.1 feet of Lot No. 32 and the westerly 40 feet front and 30 feet rear of Lot No. 34, on the Plan of Kennedy and Grave's Monte Vista Subdivision, of record in Plat Book 421, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of Lots Nos. 32 and 34 front together 100.1 feet on the southerly side of McAlpine, formerly Alpine Avenue, and run back from the center of said avenue 388.5 feet on the westerly line and 388.5 feet, more or less, on the easterly line to a dead line, measuring 90.1 feet thereon.

Being the same property conveyed to Gus Demerich and wife, Flora Demerich by deed from R. J. Bozeman and wife, Maxine Bozeman, of record in Book 2960, page 383, dated December 23, 1958, said Register's Office. The said Gus Demerich having since died on or about June 19, 1968, leaving the said Flora Demerich as the surviving tenant by the entirety. Being further conveyed to Flora Demerich and Thurman Traylor as joint tenants in common, with the right of survivorship, by quitclaim deed from Flora Demerich, of record in Book 10773, page 18, dated January 28, 1998, said Register's Office. The said Flora Demerich having since died on or about July 14, 2003, leaving the said Thurman Traylor as the surviving tenant. Being further conveyed to Thurman S. Traylor, an Estate for Life, with the remainder to Mark D. Traylor and Teresa D. Sexton, as Tenants in Common, by deed from Thurman S. Traylor, of record in Instrument No. 20110825-0065632, dated August 22, 2011, said Register's Office. The said Thurman S. Traylor having since died on or about February 29, 2012, extinguishing his Estate for Life.

James F. Sexton joins in this conveyance to convey any and all rights he may have in said property, marital or otherwise.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, Page 143; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4275, Page 465; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1230 MCALPINE 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 3rd day of April, 2015.

MARK D. TRAYLOR

TERESA D. SEXTON

JAMES F. SEXTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mark D. Traylor, Teresa D. Sexton, and James F. Sexton**, the bargainors, 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 3rd day of April, 2015.

My Commission Expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON