BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF 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
DELLWAY GP	**SAME**	**060-16-0-160.00**
(NAME) **4117 HILLSBORO PIKE #103-305**	(NAME)	**060-16-0-159.00**
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(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 GRANTEES, 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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DELLWAY GP, A TENNESSEE GENERAL PARTNESHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lots 248 and 249, as shown on the map entitled Final Plan of Joywood Heights, Section II, of record in Plat Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 248 and 249 front together 120 feet on the southerly side of Dellway Avenue and run back 236.1 feet on the westerly line and 257.8 feet on the easterly line to a dead line, measuring 121.8 feet thereon.

Being the same property conveyed to GRAND CANYON PROPERTIES, LLC A TENNESSEE LIMTIED LIABILITY COMPANY, by deed from MARSHALL EUGENE DESHELES, LIFE TENANT and BOBBIE ANN BAGBY, AS TO THE REMAINDER, of record in Instrument No. 20150304-0019032, dated March 2, 2015, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property, known as **060-16-0-159 DELLWAY DRIVE**
126 DELLWAY DRIVE, NASHVILLE, TN 37207-4101
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150026691 DEEDWARR
Recvd: 04/09/15 15:12 2 pgs
Fees:13.00 Taxes:296.00
20150409-0031441

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 9th day of April, 2015.

GRAND CANYON PROPERTIES, LLC

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 9th day of April, 2015.

My commission expires: **NOVEMBER 5, 2018**

Notary Public

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