BILL GARRETT, Davidson County
Trans: T20150029424 DEEDWARR
Recvd: 04/20/15 09:51 2 pgs
Fees: 13.00 Taxes: 3515.00
20150420-0034765

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00.

Affiant

Ashley Bouslog State of Tennessee Notary Public Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2015.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/19/18

ADDRESS OF NEW OWNERS:
Charlotte G Kintzel
49 DOT Avenue Unit D
Campbell, CA 95008-2749

SEND TAX BILLS TO:
Charlotte G Kintzel
49 DOT Avenue Unit D
Campbell, CA 95008-2749

PARCEL:
092 07 0 381.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **D'S M&M MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND TENNESSEE PROFESSIONAL PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **CHARLOTTE G. KINTZEL, AS TRUSTEE FOR THE CHARLOTTE G. KINTZEL 2001 TRUST,** 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:

Tract 1: Land in Davidson County, Tennessee, being the northerly part of Lot No. 15 on the Map of a Subdivision of the Power Property of record in Book 421, page 65, Register's Office for said County, and described as follows:

Said part of said lot fronts 80 feet on the easterly side of Thomas Street and runs back between lines, 61.5 feet more or less along the south line of the first alley north of Pearl Street, to a dead line in the rear measuring 83.5 feet thereon. (Legal description taken from prior deed.)

Tract 2: Land in Davidson County, Tennessee, being part of Lot No. 15 on the Map of a Subdivision of the Power Property as of record in Book 421, page 65, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Thomas Street, said point being 80 feet south of the first alley north of Pearl Street; thence easterly 61.5 feet more or less to a point in the east line of Lot 15, which is 83.5 feet south of said alley; thence with the east line of Lot 15, southerly 83.5 feet to a point; thence westerly 60 feet more or less to the easterly margin of Thomas Street; thence with the margin of the same northerly 80 feet to the beginning. (Legal description taken from prior deed.)

Being the same real estate conveyed to D's M&M Management, LLC, a Tennessee limited liability company and Tennessee Professional Properties, L.L.C., a Tennessee limited liability company by Quitclaim Deed filed for record May 6, 2009 in Instrument No. 20090506-0041399, in the Register's Office of Davidson County, Tennessee.

unimproved
This is improved ___X___ property known as 1829 Jo Johnston Ave., Nashville, TN 38203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** her heirs and assigns forever; and the undersigned do hereby covenant with the said Grantee that they 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 (1) the lien of the 2015 County taxes which shall be prorated and assumed by the Grantee herein; (2) easements, restrictions, and building setback lines of record in Plat Book 421, page 65, in the Register's Office of Davidson County, Tennessee; and, the undersigned do further covenant and bind themselves, their successors and/or 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.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by their duly authorized officers on this 15th day of April, 2015.

D's M&M MANAGEMENT, LLC
a Tennessee limited liability company

By: _____
Name: Donna Myers
Title: Member

TENNESSEE PROFESSOINAL PROPERTIES,
L.L.C., a Tennessee limited liability company

By: _____
Name: Joseph S. Doctora
Title: Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Polly E. Lavit, a notary public of the state and county aforesaid, personally appeared Donna Myers, with whom I am personally acquainted, and who, upon oath, acknowledged Donna Myers to be member of D's M&M MANAGEMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that She as such member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by Donna Myers as member.

WITNESS MY HAND and seal, at office, on this the 15th day of April, 2015.

Polly E Lavit
NOTARY PUBLIC

Polly E. Lavit
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/18/18

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Polly E. Lavit, a notary public of the state and county aforesaid, personally appeared Joseph S. Doctora, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be member of TENNESSEE PROFESSIONAL PROPERTIES, L.L.C., the within named bargainor, a Tennessee limited liability company, and that She as such member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by Joseph S Doctora as member.

WITNESS MY HAND and seal, at office, on this the 15th day of April, 2015.

Polly E Lavit
NOTARY PUBLIC

Polly E. Lavit
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/18/18