# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3910 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Grant Ventures, LLC | OWNER | |
| (NAME) | | 91-1-36 & 91-1-37 |
| 4918 Tyne Valley Blvd | | |
| (ADDRESS) | | |
| Nashville TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) | |

BILL GARRETT, Davidson County
Trans: T20150030486 DEEDWARR
Recvd: 04/22/15 12:22 2 pgs
Fees: 13.00 Taxes: 1156.25
20150422-0035997

FOR AND 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, **DEBBRA A. VANATTA AND HUSBAND, ERIC VANATTA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

**Tract I:**
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, page 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the northerly side of Louisiana Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Debbra Vanatta and husband, Eric Vanatta by Warranty Deed from Mary Reather, James a. Matthews, Wilburn E. Matthews, Walter F. Matthews, Dwayne Roberts, Walter Roberts and Carlene Jessup of record in Book 9913, page 40, said Register's Office.

**Tract II:**
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, page 75, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the northerly side of Louisiana Avenue and runs back northerly between parallel lines, along the easterly margin of 63rd Avenue North, 150 feet to an alley.

Being the same property conveyed to Debbra A. Vanatta by Warranty Deed from Ruth M. Hays, a widow of record in Book 10005, page 779, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 161, page 75, said Register's Office.

unimproved X
This is improved _ property, known as 0 & 6216 Louisiana Ave., Nashville, TN 37209
(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, 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 20th day of April, 2015.

DEBBRA A. VANATTA

ERIC VANATTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbra A. Vanatta and Eric Vanatta, 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 Nashville, Tennessee this 20 day of April, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public