WARRANTY DEED

State of Tennessee)
County of Davidson)

15-05-010

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DOUBLE D & T PROPERTIES A TENNESSEE LLC	*Same as New owner*	103-02
(NAME) 212 Oceola Avenue	(NAME)	224.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **B & B PROPERITES, A TENNESSEE GENERAL PARTNERSHIP (composed of Julian A. Zander Jr., & Barbara F. Zander)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUBLE D & T PROPERTIES A TENNESSEE LLC**, hereinafter called the Grantee(s), 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 Lot No. 1 on the Plan of Sprintz-Zander Commercial Park, Revision One, of record in Book 6900, Page 888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to B & B PROPERTIES, A TENNESSEE PARTNERSHIP composed of Julian A. Zander, Jr., and Barbara F. Zander, by Deed from Bud Zander and wife, Barbara Zander, of record in Book 6799, Page 304, and part of the same property conveyed to B & B PROPERTIES, A TENNESSEE PARTNERSHP composed of Julian A. Zander, Jr., and Barbara F. Zander by Deed from Charles Sprintz and wife, Alyse Sprintz, of record in Book 7510, Page 244, and corrected in Book 9260, Page 659, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **212 Oceola Avenue, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 07/31/15 16:19 2 pgs
Fees:13.00 Taxes:2682.50
20150731-0076035

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 31st day of July, 2015

B & B PROPERITES,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
JULIAN A. ZANDER, JR.

By: _____
BARBARA F. ZANDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Julian A. Zanhder and Barbara F. Zander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the General Partners of **B & B PROPERITES, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by themselves as such officers.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2015.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~07/02/2018~~ 4/9/19

_____
Notary Public