BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF NOVEMBER, 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
ANDREW TILGHMAN	**SAME**	**094-01-0-262.00**
(NAME) **P. O. BOX 40124**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GRANADA GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE,HIS 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 Lot No. 24, on the Revised Plan of Shelby Village No. One, of record in Plat Book 1835, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Granada GP, a Tennessee General Partnership, from FS Real Estate Services, LLC, by deed dated December 21, 2012, of record in Instrument No. 20121221-0117881, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Book 1835, page 63; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **517 S. 14TH STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150099616 DEEDWARR
Recvd: 11/23/15 14:40 2 pgs
Fees:13.00 Taxes:436.60
20151123-0118736

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 our hands this 23rd day of November, 2015.

GRANADA GP

By: CML Properties, LLC- General Partner

By: Holly Neumaier, Admin. Member

By: PLR Properties, LLC – General Partner

By: William Simpson, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Holly Neumaier,** with whom I am personally acquainted, and who, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is an Administrative member of **CML Properties, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **CML Properties, LLC** to be the **General Partner of Granada GP**, the within-named bargainor, a Tennessee General Partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office, this 23rd day of November, 2015.

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

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **William Simpson,** with whom I am personally acquainted, and who, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Administrative member of **PLR Properties, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **PLR Properties, LLC** to be the **General Partner of Granada GP**, the within-named bargainor, a Tennessee General Partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office, this 23rd day of November, 2015.

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

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

Notary Public