Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150102254 DEEDWARR
Recvd: 12/03/15 10:00 2 pgs
Fees:13.00 Taxes:314.50
20151203-0121829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2015.

Notary Public

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TBC Development, LLC	New Owner(s)	
1516 Winterberry Drive		081-02-0-106-00
Murfreesboro, TN 37130-1149		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CHARLES GREENLEAF, A MARRIED MAN,* AND WILLIAM GREENLEAF, A MARRIED MAN,*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 certain property located at 2405 Dowlan Street, and known as Map 81-2, parcel 106 on the Metropolitan Davidson County Tax Maps and described on said tax maps as a certain lot fronting 50 feet on Dowlan Street and extending back 133 feet, containing .14 acre.

Being the same property conveyed to Gosco Properties, LLC by Quitclaim deed from Bud Properties, LLC of record in Instrument No. 20090331-0028985 Register's Office for Davidson County, Tennessee, dated March 27, 2009 and recorded on March 31, 2009.

Being the same property conveyed to Gosco Properties, LLC by Quitclaim deed from Bud Properties, LLC of record in Instrument No. 20090331-0028985 Register's Office for Davidson County, Tennessee, dated March 27, 2009 and recorded on March 31, 2009.

Being the same property conveyed to Charles Greenleaf and William Greenleaf by Warranty Deed from Gosco Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150910-0092146 Register's Office for Davidson County, Tennessee, dated 09/04/2015 and recorded on 09/10/2015. See Durable Power of Attorney of record at instrument No. 20150910-0092145, said Register's Office.

** Neither Grantor(s) nor Grantors' spouse(s) ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2405 Dowlan Street, Nashville, TN 37208-1029.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2015.

Charles Greenleaf by William Greenleaf As Attorney in Fact

Charles Greenleaf by William Greenleaf
As Attorney-in-Fact

William Greenleaf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of November, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2015, before me personally appeared William Greenleaf, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles Greenleaf as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Charles Greenleaf.

Witness my hand and seal this 30th day of November, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018