Warranty Deed

BILL GARRETT, Davidson County Trans:T20150102264 DEEDWARR Recvd: 12/03/15 10:07 2 pgs Fees:13.00 Taxes:259.00 20151203-0121838	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $70,000.00. 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	
1516 Winterberry Dr.		081-02-0-105-00
Nashville, 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 the 8th Civil District of Davidson County, Tennessee, being part of the south end of Lot No. 20 of the Nichol Property, of record in Book 31, page 603, Register's Office for Davidson County, Tennessee and being the same property described in a survey by John B. Kohl, III, dated October 11, 1983, as follows:

BEGINNING at a point in the southerly margin of Dowlan Street, being a 30-foot street, said point being the northwest corner of the property conveyed to John E. Dowlen, Jr. of record in Book 5782, page 525, said R.O.; thence, with Dowlan's west line south 129 feet, more or less, to a point in the northerly margin of a 10-foot alley; thence with said alley westwardly 50 feet to a point, said point being the southwest corner of the property conveyed to Metropolitan Development and Housing Agency, of record in Book 3978, page 622; thence, with said M.D.H.A.'s westerly line north 129 feet, more or less, to a point in the southerly margin of Dowlan Street; thence, with the margin of Dowlan Street eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Gosco Properties, LLC by Quitclaim deed from Bud Properties, LLC of record in Instrument No. 20090331-0028983 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 2407 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: 7-2-18

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: 7-2-18

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