BILL GARRETT, Davidson County
Trans:T20160014586 DEEDWARR
Recvd: 02/22/16 15:26 2 pgs
Fees:13.00 Taxes:641.95
20160222-0016894

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $173,500.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2016. Notary Public My commission expires:

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:
Caprice Palmer Deborah Campbell	HEW OWHER	
1018 Granada Avenue		083-01-0-436.00
Nashville, TN 37206		

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, **SOUTHEAST INGENUITY INVESTMENTS, INC., A FLORIDA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPRICE PALMER, UNMARRIED AND DEBORAH CAMPBELL, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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 the Easterly 50 feet of an unnumbered lot on the Plan of J. G. Grissim's Grand Avenue Addition in East Nashville of record in Plat Book 974, Page 35, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at the Southwest corner of Emmett, formerly Evon Street, Granada, formerly Grand Avenue, said point being 350 feet West of the Westerly margin of Emmett Street, South 2 degrees 30' West 120 feet, more or less, to a point; thence North 87 degrees West 50 feet; thence North 2 degrees 30' East 120 feet, more or less, to an iron pin on the Southerly margin of Granada Avenue; thence with said Avenue, Eastwardly 50 feet to the beginning.

Being the same property conveyed to Southeast Ingenuity Investments, Inc., a Florida corporation by Quitclaim deed from Saunders Company of North Florida, Inc., a Florida corporation of record in Instrument No. 20110304-0017626 Register's Office for Davidson County, Tennessee, dated February 23, 2011 and recorded on March 04, 2011.

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 1018 Granada Avenue, Nashville, TN 37206.

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 16th day of February, 2016.

Southeast Ingenuity Investments, Inc., a Florida corporation

Rachel Saunders, President

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Southeast Ingenuity Investments, Inc., a Florida corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 16 day of February, 2016.

Notary Public

My Commission Expires: 4-14-2017

CATHRYN GERHART
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF007984
Expires 4/14/2017