(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035063 DEEDWARR
Recvd: 04/28/16 11:17 3 pgs
Fees:18.00 Taxes:725.20
20160428-0041478

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$196,000.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

TONY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
West Nashville Law Group
4800 Charlotte Aveune, Nashville, TN 37209

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
6017 California, LLC, a Tennessee limited liability company	**6017 California, LLC**	**Map 091-02-0 Parcel 201-00**
6017 California Avenue	**2517 Eugenia Ave., Ste 202**	
Nashville, TN 37209	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank E. Bessire, married, and Maurice E. Bessire, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

6017 California, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 18 of Block 14 on the Map of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Frank Bessire, by Deed dated June 24, 1982 from Mary Dowell, a widow, of record in Book 5905, Page 911, Register's Office for Davidson County, Tennessee. The said Frank E. Bessire, a married man, having quitclaimed to Frank E. Bessire and Maurice E. Bessire, as joint tenants with right of survivorship, of record in Instrument No. 20140121-0005741, said Register's Office.

This instrument is being executed on behalf of Frank E. Bessire, pursuant to a Power of Attorney executed by same on the 28th day of December, 2009, of record in Instrument No. 20150602-0050814, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of the Grantors or the Grantors' spouses.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 161, Page 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Cherokee Park Neighborhood Association Charter, of record in Instrument No. 20000531-0054011, said Register's Office. 3) Taxes for the current year, prorated and assumed by Grantee.

This is improved (_X___) Unimproved (____) property, known as **6017 California Avenue, Nashville, TN 37209**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 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 my/our hand(s) this **26th** day of **April, 2016.**

Frank E. Bessire

Joan Bessire

Maurice E. Bessire

Sandra Bessire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Frank E. Bessire and Joan Bessire,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **April, 2016.**

CLEVELAND D. BRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Notary Public

My Commission Expires: March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Maurice E. Bessire and Sandra Bessire,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **April, 2016.**

CLEVELAND D. BRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Notary Public

My Commission Expires: March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **26th** day of **April, 2016**, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Maurice E. Bessire (aka Maurice Eddie Bessire)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Frank E. Bessire**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Frank E. Bessire**, for the purpose therein contained, by signing the name of **Frank E. Bessire** , by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **April, 2016.**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

My Commission Expires: March 6, 2018