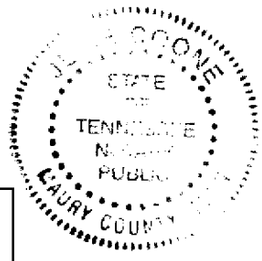
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/06/16 10:29 2 pgs
Fees:13.00 Taxes:203.50
20160606-0056626

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 31st day of June, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
George Brandt	SAME	09316038100
1 Decatur Street	5133 Harding Pike Suite B10	
Nashville, TN 37210	Nashville TN 37205 PMB 185	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Grassland Financial Services, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **George Brandt**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 13 in Block "13" of the Hermitage Addition, a plan of which is of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 95.3 feet on the east side of Decatur Avenue and runs back 153.3 feet on the northern margin of Meredith Avenue to a point, being a triangular lot.

Being the same property conveyed to Grassland Financial Services, LLC, from David G. Mangum, Trustee by Trustee's Deed on April 8, 2016, of record in Instrument Number 20160413-0035348, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,009.33 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09316038100, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1 Decatur Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 3, 2016.

Grassland Financial Services, LLC

By: Dennis Spain, Authorized Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dennis Spain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the managing member of Grassland Financial, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purpose therein contained.

WITNESS my hand and Official Seal at office this June 3, 2016

My commission expires 5.24.17

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.24.17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.