BILL GARRETT, Davidson County
Trans: T20160066536 DEEDWARR
Recvd: 08/02/16 14:34 2 pgs
Fees: 13.00 Taxes: 3145.00
20160802-0079828

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$850,000.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

Notary Public

My commission expires: 07-03-17

(AFFIX SEAL)

MELISSA LEDFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Big Deluxe Enterprises, LLC, a Tennessee limited liability company	new owner	**104-09-0-236.00**
1100 Ridgeway Loop, Suite 500		
Memphis, TN 38120		

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

Pioneer Land Company, a Tennessee limited liability company,

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

Big Deluxe Enterprises, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEES, ITS 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, TN, BEING all of Lot No. 15 of Block "J" except the southwest corner thereof on the Map of The Whitland Realty Company's Subdivision, of record in Plat Book 332, page 141, Register's Office for Davidson County, TN, described as follows:

Beginning on the westerly margin of Whitland, formerly Golf Club Lane, now Bowling Avenue, at the corner of Lot Nos. 1 and 15, thence westerly with the line between said two lots 150.00 feet to Colley's east line; thence with said line northerly 25.00 feet to the southeasterly margin of Whitland Avenue, formerly Bowling Avenue; thence with said Avenue in a northeasterly direction 300.00 feet, more or less, to the westerly margin of Whitland, formerly Golf Club Lane, now Bowling Avenue; thence southerly 275.00 feet to the beginning.

Being the same property conveyed to PIONEER LAND COMPANY, LLC, a Tennessee limited liability company, by Deed from GEORGE M. SPIVA, a married man, of record as Instrument No. 20140324-0023827, dated March 21, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **201 Bowling Avenue, Nashville, TN 37205**.

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, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 29th day of July, 2016.

Pioneer Land Company
By: Ardavan Afrakhteh
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Pioneer Land Company, LLC the within named bargainor, a Tennessee limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Ardavan Afrakhteh as President of Pioneer Land Company, LLC.

Witness my hand, at office, this **29th** day of **July, 2016**.

Notary Public

My Commission Expires: 07-03-17

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017