File Box 8

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,819.00.

Rachel Fou
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/7/2017
File No. G16-5922D

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160073176 DEEDWARR
Recvd: 08/22/16 14:33 2 pgs
Fees:13.00 Taxes:432.23
20160822-0087712

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Thomas Crenshaw (NAME)	James Crenshaw (NAME)	044 01 0 024.00
338 Keeton Avenue (STREET ADDRESS)	338 Keeton Ave. (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **GT Enterprises, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Thomas Crenshaw**, 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 the southeasterly part of Lot No. 50, erroneously referred to as all of Lot 50 in prior conveyance, on the Map of Scenic View Subdivision, not of record and described according to a survey made by T.T. Sanford, dated November 30, 1966, as follows:

Beginning on the southwesterly margin of Keeton Avenue at the corner of Lots Nos. 50 and 51; thence with the line between said lots, southwesterly 165 feet to a point at the corner of Lot No. 67; thence with the line between Lots 50 and 67, northwesterly 100 feet; thence northeasterly 165 feet to the southwesterly margin of Keeton Avenue; thence, southeasterly with said Avenue, 100 feet to the of beginning.

BEING the same property conveyed to GT Enterprises LLC from Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee dated January 30, 2013, as Instrument No. 20130201-0010736, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions and 10' wide Utility Easement and a 25' Drainage Ditch as recorded in Deed Book 1974, page 198, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 338 Keeton Avenue, Old Hickory, TN 37138.

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 we do covenant with 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. Whenever 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 19th day of August, 2016.

GT ENTERPRISES, LLC

By: X _____ August 19, 2016
Chad Marlow, Member Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chad Marlow, Member for GT Enterprises, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of August, 2016.

My Commission Expires: 3/27/18 _____ Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066