WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006979 DEEDWARR
Recvd: 01/25/17 08:50 2 pgs
Fees:13.00 Taxes:454.73
20170125-0007878

O-RR-17-2901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Glassy Bay Properties LLC	**New Owner**	
(NAME)	(NAME)	**060-12-0-137.00**
634 Elderberry Drive		
(ADDRESS)	(ADDRESS)	
Milpitas, CA 95035		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **UP HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLASSY BAY PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 and 12 on the Plan of Joywood Heights, Section 2, not of record, and described according to a survey dated July 25, 1977, by John Khol and Company, Tennessee registered Land Surveyor No. 100 as follows:

Said part of Lot Nos. 11 and 12 front 110 feet on the Southeasterly margin of Jones Avenue and extends back 188 feet on the Northeasterly line 156 feet on the Southwesterly line to a dead line in the rear measuring 99.2 feet thereon.

Being the same property conveyed to Up Holding, LLC by Quitclaim Deed from Pete Patel, married man, of record in Instrument No. 20170125-0007877 Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on January 25, 2017.

Further being the same property conveyed to Pete Patel by Warranty deed from Centennial Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20161018-0109874 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Easement for Drainage of record in Book 7786, Page 427, in the Register's Office for Davidson County, Tennessee;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2901 Jones Avenue, Nashville, Tennessee 37207-3437**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF JANUARY, 2017.

Up Holding, LLC

BY: _____
Pete Patel
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETE PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of UP HOLDING, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of January, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212