WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

M-MP-17-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

KGan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2017.

JAnderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Green Pine Properties, LLC	New Owner	
(NAME) **617 B Eastboro Drive**	(NAME)	90-12-209.00
(ADDRESS) **Nashville, TN 37209**		
(CITY) (STATE) (ZIP)	(CITY)	

BILL GARRETT, Davidson County
Trans:T20170022379 DEEDWARR
Recvd: 03/16/17 10:16 2 pgs
Fees:13.00 Taxes:860.25
20170316-0025675

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, **TIMOTHY RYAN GANN, A MARRIED MAN, AND CANDACE LEIGH TRAFELET, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREEN PINE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. A on the Plan of Westboro, Section 4, of record in Plat Book 2854, Page 71, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Dawn Gann by Quitclaim Deed from Randall Joe Gann, recorded November 23, 1999 in Book 11753, Page 324 and further being the same property conveyed to Randall J. Gann and wife, Cynthia D. Gann by Warranty Deed from Tony Ray Bradford and wife, Cathy C. Bradford, recorded June 1, 1992 in Book 8639, Page 60, Register's Office for Davidson County, Tennessee. The said Cynthia Dawn Gann having since died intestate on November 20, 2016 leaving Timothy Ryan Gann and Candace Leigh Trafelet as her sole heirs at law as shown in the Affidavit of Heirship of record in Instrument No. 20170316-0025674, in the Register's Office for Davidson County, Tennessee.

Said property was not the principal marital residence for either of the herein named Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 71, Register's Office for Davidson County, Tennessee.
- Subject to 2017 taxes and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herei.n

This is **improved** property known as: **617 Westboro Drive, Nashville, Tennessee 37209**.

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 14th DAY OF MARCH, 2017.

Timothy Ryan Gann

Candace Leigh Trafelet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY RYAN GANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDACE LEIGH TRAFELET, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
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Nashville, TN 37212