

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2017.

Notary Public

My commission expires: 5-5-2020

BILL GARRETT, Davidson County
Trans:T20170036382 DEEDWARR
Recvd: 05/01/17 11:02 2 pgs
Fees:13.00 Taxes:888.00
20170501-0042395

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Pajaq Investments, LLC	**Pajaq Investments, LLC**	**054-09-0-046.00**
3212 Lakeshore Drive	**303 South Elwood Ave.**	
Old Hickory, TN 37138-2213	**Glendora, CA 91741**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rick Baltz and The Estate of Dorothy Fay Gallaher

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pajaq Investments, Inc

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Section 2, Life and Casualty Subdivision, as recorded in Book 843, Page 56, Register' s Office for Said County, more particularly described as follows:

Beginning at an iron pin in the Southerly boundary of Lakeshore Drive and running South 5 degrees 47' West 320.0 feet along the property of Vera White Oakley to an iron pin; thence South 77 degrees 17' West 88.2 feet to an iron pin; thence North 0 degrees 30' East 342.7 feet to an iron pin in the Southerly boundary of Lakeshore Drive; thence along said Southerly boundary of Lakeshore Drive South 89 degrees 30' East 44.6 feet to an iron pin; thence continuing along the Southerly boundary of Lakeshore Drive South 85 degrees 49' East 71.0 feet to the point of beginning.

Being the same property conveyed to Dorthy Fay Gallaher by Warranty deed from Vera White Oakley and Doris Ann Oakley Rynd, sole heirs of Edgar F. Oakley, deceased of record in Book 4417, page 28, Register's Office for Davidson County, Tennessee, dated October 04, 1969 and recorded on May 13, 1970.

Dorothy Fay Gallher having since died December 12, 2016. She named Richard C. Baltz the executor of her estate in her Will probated at Docket No. 17P80 in the Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3212 Lakeshore Drive, Old Hickory, TN 37138-2213.

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 HANDS EFFECTIVE AS OF April 21, 2017:

The Estate of Dorothy Fay Gallaher
BY: Rick Baltz
ITS: Executor

Rick Baltz, Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Rick Baltz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 21st day of April, 2017.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20171193C