| ADDRESS NEW OWNER: | { SEND TAX BILL TO: | }MAP-PARCELNO. } |
|---|---|---|
| {Bravo Two, LLC, a Tennessee | { New Owner | } 14455 } |
| {limited liability company | { | } Map and Parcel } |
| {1100 Douglas Avenue | { | } 081-31-0-009.00 } |
| {Nashville, TN 37206-2300 | { | } } |
| {This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner | | } |
| {Avenue, Suite 201, Nashville, Tennessee 37205. | | } |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ray A. Stewart and wife, Janice M. Stewart, married** (The "Grantors") have bargained and sold, and by these presents do transfer and convey **Bravo Two, LLC, a Tennessee Limited Liability Company** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 113, 114, & 115 on the Map of McEwen Place , of record in Book 332, Page 133, said Register's Office, and further described as follows:

SAID Lot Nos. 113, 114, & 115 fronts 30 feet each on the Easterly side of North 18th Street, formerly Ivins Street, and run back between parallel lines, with the Southerly margin of McEwen Avenue, 128 feet to an Alley.

Being the same property conveyed to Ray A. Stewart and wife, Janice M. Stewart by Warranty Deed dated June 30th, 1997 from Cornelia O. Stewart, unmarried of record in Book 10519, page 760, Said Register's Office of Davidson County, Tennessee.

This subject real property is commonly known as **415 Avondale Drive, Nashville, Tennessee 37206.**

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the MAP OF MCEWEN PLACE record in Book 332, Page 133.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $195,000.00.**

**Affiant**

**Subscribed and sworn to before me this** 27th **day of June, 2013.**

**Notary Public**

**My Commission Expires:** 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130056252 DEEDWARR
Recvd: 07/02/13 12:23 2 pgs
Fees:13.00 Taxes:721.50

20130702-0068281

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of June, 2013.

Ray A. Stewart

Janice M. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ray A. Stewart and wife, Janice M. Stewart 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of June, 2013.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY