BILL GARRETT, Davidson County
Trans:T20130057706 DEEDWARR
Recvd: 07/08/13 09:19 2 pgs
Fees:13.00 Taxes:259.00
20130708-0070108

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

L B Mitchum
Affiant

Subscribed and sworn to before me, this 28 day of June 2013.

Notary Public
My commission expires: 11-24-13

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Bravo Two, LLC<br>1100 Douglas Avenue<br>Nashville, TN 37206 | New Owner | 09107024800 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **L.B. Mitchum, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bravo Two, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the 5th, formerly the 12th and 25th Ward of the City of Nashville, Davidson County, Tenn., described according to a survey made by John B. Kohl, III, dated June 18, 1986, as follows:

Beginning on the southerly margin of Kentucky Avenue 100 feet east of the southeast corner of said Avenue and 48th Ave. No., being the northeast corner of the property conveyed to Harold Bryant and wife, Vicki L. Bryant, of record in Book 5995, page 649, Register's Office for said County; thence with Bryant's easterly line, southwardly 150 feet to the northerly margin of an alley; thence, with said alley, eastwardly 60 feet; thence northwardly 150 feet to the southerly margin of Kentucky Avenue; thence with said Avenue westwardly 60 feet to the beginning.

Being the same property conveyed to L.B. Mitchum and wife, Bernice Mitchum by Warranty Deed from W.P. Winn and Mary P. Winn, dated June 18, 1986 and recorded in Book 6892, page 839, Register's Office for Davidson County, Tennessee. The said Bernice Mitchum having since died in Davidson County, Tennessee on July 8, 1998.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4707 Kentucky Avenue, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of June, 2013.

L.B. Mitchum

L.B. Mitchum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **L.B. Mitchum,** the bargainor(s), 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 at Brentwood, Tennessee, this the 28th day of June, 2013.

Notary Public

My Commission expires: 11-24-13

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013062596