WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130067291 DEEDWARR
Recvd: 08/06/13 10:26 2 pgs
Fees: 13.00 Taxes: 407.00
20130806-0082120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Jodi Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bravo Two, LLC	NEW OWNER	07214004100
(NAME)	(NAME)	
1100 Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roderick Agee and Omeka Agee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bravo Two, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 17 on the Plan of N.J. Gibson Subdivision of Lot #2 of the Cahal Lands, of record in Plat Book 161, page 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and details description of said lot.

Being the same property conveyed to Roderick Agee, by deed of record in Instrument No. 20061005-0124007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Omeka Agee joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property

This instrument is executed on behalf of Roderick Agee and Omeka Agee by Shamir Crayton as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument NO. _____, in the Register's Office for Davidson County, Tennessee.

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unimproved ☐

This is improved ☒ property, known as 1126 Cahal Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of July, 2013.

Roderick Agee by Shaun Crayton his attorney in fact
Roderick Agee

Omeka Agee by Shaun Crayton her attorney in fact
Omeka Agee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of July, 2013 before me personally appeared Shaun Crayton, the person who executed the foregoing instrument on behalf of Roderick Agee and Omeka Agee, and acknowledged that he executed the same as the free act and deed of the said Roderick Agee and Omeka Agee, through Power of Attorney granted him by the said Shaun Crayton.

Witness my hand and official seal at Franklin, Tennessee this 15th day of July, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017