Return to: Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097155 DEEDWARR
Recvd: 11/14/13 13:51 2 pgs
Fees:13.00 Taxes:1461.50
20131114-0117837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Bradley D. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF November 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY M. GRISSIM NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bradley D. Williams and Brian A. Courtney | Brad Williams, et al. SA | 132-09-0 112.00 |
| (NAME) | (NAME) | |
| 918 Battery Lane | 910 South Douglas Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SHADOW VALLEY, LLC, A TENNESSEE LIMITED LIABILITY CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY D. WILLIAMS, UNMARRIED, AND BRIAN A. COURTNEY, UNMARRIED,** 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 the Southerly part of the Easterly 100 feet of Lot number 26 on the plan of Oak Hill Subdivision number 1, as of record in Book 547, Page 49, Register's Office for Davidson County, Tennessee. Said part of Lot number 26 fronts 100 feet on the Northerly margin of Battery Lane and runs back 496.4 feet, more or less, on the Westerly line, and 487.1 feet on the Easterly line, to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Shadow Valley, LLC by Warranty Deed from James E. Owens and Ray Pruett, recorded on the 18th day of October, 2007 in Instrument No. 20071018-0123683, in the Register's Office of Davidson County, Tennessee.

This is: Improved property, known as 918 Battery Lane (House Number) (Street) Nashville, TN 37220 (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 our hands this 6 day of November, 2013.

Virginia Johnson, Managing Member
Shadow Valley, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Virginia Johnson, Managing Member, Shadow Valley, LLC , 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 6 day of November, 2013.

Notary Public

My Commission Expires:

JOHN A. BELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014