BILL GARRETT, Davidson County
Trans:T20130100852 DEEDWARR
Recvd: 12/02/13 10:07 2 pgs
Fees:13.00 Taxes:392.20

20131202-0122250

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 27 day of November, 2013

Notary Public
My commission expires: 11/2/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
S. Kurt Denny 1577 Woodmont Blvd. Nashville, TN 37215	New Owner	07209027400

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, **Big Picture Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **S. Kurt Denny,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 36 on the Plan of the Eskridge Subdivision of part of the W.B. Franklin Property as of record in Book 547, Page 52, Register's Office Davidson County, Tennessee.

Being the same property conveyed to George E. Tucker and wife, Joyce Tucker from Marjorie L. Lee, unmarried, by Warranty Deed recorded on September 8, 1994 in Book 9460, Page 19, Register's Office for Davidson County, Tennessee; being further conveyed to Big Picture, LLC, a Tennessee limited liability company by George E. Tucker and wife, Joyce Tucker of record as Instrument No. 20131202-0122249, said Register's Office.

This property is improved property known as 905 Fairwin Avenue, Nashville, TN, 37216

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 27th day of November, 2013.

Big Picture Properties, LLC
a Tennessee limited liability company

By: _____
Trey Cain, Authorized Representative

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 Trey Cain, Authorized Representative of **Big Picture Properties, LLC** the bargainor(s), a limited liability company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of November, 2013.

_____
Notary Public

My Commission expires: 11/3/15

FILE NO: 2013102805A

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON