BILL GARRETT, Davidson County
Trans:T20140000540 DEEDWARR
Recvd: 01/03/14 10:06 2 pgs
Fees:13.00 Taxes:994.56
20140103-0000698

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 $268,800.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2013

Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Kyle Simmons 4707B Kentucky Avenue Nashville, TN 37209	New Owner	p/o 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, **Bravo Two, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kyle Simmons, unmarried,** 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 of 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, Tennessee, 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 50 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 Bravo Two, LLC, a Tennessee, limited liability company, from L. B. Mitchum, unmarried, by Warranty Deed recorded on July 8, 2013 in Instrument Number 20130708-0070108, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4707B 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 31st day of December, 2013.

Bravo Two, LLC

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 **Bravo Two, LLC,** the bargainor(s), **a Tennessee 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

Witness my hand and official seal at Franklin, Tennessee, this the 31st day of December, 2013.

_____
Notary Public

My Commission expires: 9-9-2014

FILE NO: 2013102778

My Commission Expires SEPT 9, 2014