# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016953 DEEDWARR
Recvd: 03/13/14 09:06 2 pgs
Fees:13.00 Taxes:925.00
20140313-0020915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2015

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Town Square LLC | Town Square LLC | 129-11-31.00 |
| (NAME) | (NAME) | |
| 4672 Heath Rd. | 4672 Heath Rd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (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, I, **Lydia R. Rodriguez, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Town Square LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS 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 number 176 on the plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13 & 14 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Lydia R. Rodriguez, unmarried, by Warranty Deed from Harris J. Brown and wife, Patricia D. Brown, dated November 18, 2003, of record in Instrument No. 20031124-0170819, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 12-14; restrictions of record in Book 3640, page 40; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 927 Neuhoff Lane, Nashville, TN 37205

(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 10th day of March, 2014.

Lydia R. Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lydia R. Rodriguez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of March, 2014.

Notary Public

My Commission Expires: