BILL GARRETT, Davidson County
Trans:T20140019363 DEEDWARR
Recvd: 03/24/14 10:22 2 pgs
Fees:13.00 Taxes:394.79
20140324-0023800

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 $106,700.00

Joni Belyeu
Affiant

Subscribed and sworn to before me, this 14 day of 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Bravo Two, LLC 521 5th Avenue South Nashville, TN 37203	Same	0720901800

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, **Joni N. Wells, unmarried,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Bravo Two, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 8 on the Plan of East Hill Addition, of record in Book 332, Page 33, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Said part of Lot No. 8 fronts 50 feet on the northerly side of Delmas Avenue, and extends back between parallel lines, 191 feet, more or less, to the southern boundary line of the Bush Spain Subdivision, a plan of which is of record in Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Joni M. Wells by Warranty Deed from Larry Burge and Jerry Cook, of record as Instrument No. 20020801-0092562, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable, Tax Map and Parcel #0720901800; (2) all matters appearing of record in Plat Book 332, Page 33 and Book 161, Page 129, Register's Office for Davidson County, Tennessee; (3) other liens and encumbrances of record which may affect the premises.

This property is improved property known as **1015 Delmas 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 14th day of March, 2014.

Joni N. Wells

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 **Joni N. Wells** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of March, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014012887