BILL GARRETT, Davidson County
Trans:T20140019367 DEEDWARR
Recvd: 03/24/14 10:23 2 pgs
Fees:13.00 Taxes:499.50

20140324-0023807

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 $135,000.00

Affiant

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

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
Astercor Group, LLC 401 S Mount Juliet Road, #235-153 Mount Juliet, TN 37122	New Owner	07216014000

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), has bargained and sold, and does hereby transfer and convey to **Astercor Group 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:

Two Tracts of land in Davidson County, Tennessee, to-wit:

TRACT NO.1:
Being Lot No. 4 on the Map of Part Four, Porter Heights, as of record in Book 1424, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT NO. II:
Being the southerly 65 feet of the northerly 117.85 feet of the easterly 125 feet of Lot No. 64, on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, described according to a survey made by Cantrell and Connell, Engineers, May 22, 1951, as follows:

Beginning at the northwest corner of Lot No. 4 on the Plan of Porter Heights, Section Four, as of record in Book 1424, Page 103, said Register's Office; thence with the westerly line of Lot No. 4 southwardly 65 feet to the corner of Lots Nos. 4 and 5; thence westwardly and parallel with the line between Lots Nos. 4 and 5, 125 feet; thence N. 1 deg. 48' E 65 feet to a point opposite the corner of Lots Nos. 3 and 4; thence eastwardly 125 feet to the beginning.

Being the same property conveyed to Preston Carney and wife, Venita Carney by Warranty Deed from The Estate of June E. Cockrell by Donna C. Ragan and David Bryan Cockrell, both as Heirs and as Executors and Dana M. McNeese and Thomas A. Cockrell and Terry Lee Cockrell and Carol A. Todd, as Heirs, recorded on August 9, 2004 in Instrument Number **20040809-0095755**, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bravo Two, LLC, a Tennessee limited liability company by deed from Preston Carney and wife, Venita Carney, of record as Instrument No. **20140319-0022695**, Register's Office for Davidson County Tennessee.

This property is improved property known as **1410 Harwood Drive, Nashville, TN, 37206.**

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 #07216014000; (2) Subject to all matters appearing of record in Plat Book 1424, Page 103 and Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee; (3) other liens and encumbrances of record which may affect the premises.

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.

Bravo Two, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **Bravo Two, LLC**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as **Authorized Representative** (or other authorized officer).

Witness my hand, at office, this 14th day of March, 2014.

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

FILE NO: 2014022916A