WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140022261 DEEDWARR
Recvd: 04/02/14 14:41 2 pgs
Fees: 13.00 Taxes: 185.00

20140402-0027498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Deep River Development, LLC	Deep River Development, LLC	081-11 272.00
(NAME) 2550 Meridian Blvd., Suite 350	(NAME) 2550 meridian Blvd., Suite 350	
(ADDRESS) Franklin, TN 37067-6383	(ADDRESS) Franklin, TN 37067-6383	
(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, **Gregory F. Hurr**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deep River Development, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR 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 the northerly one-half of Lot No. 371 and the southerly 5 feet of Lot No. 370 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's office for Davidson County, Tennessee, described as follows:

Said parts of Lots Nos. 370 and 371 front together 55 feet on the easterly side of 17th Avenue, North, formerly James Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gregory F. Hurr, unmarried, by Warranty Deed from Mark R. Rodriguez (incorrectly referred to as Mark E. Rodriguez on previous Warranty Deed), dated February 28, 2002, of record in Instrument No. 20020304-0027040, 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 Book 21, page 41, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1630 17th Avenue North, Nashville, TN 37208

(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 31st day of March, 2014.

Gregory F. Hurr

STATE OF KENTUCKY
COUNTY OF FAYETTE

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

Witness my hand and official seal at LEXINGTON (City), KY (State), this 31 day of March, 2014.

Notary Public ID# 438642

My Commission Expires: 3/9/15

JUSTIN BUTTARS NOTARY PUBLIC STATE AT LARGE KENTUCKY