BILL GARRETT, Davidson County
Trans:T20140034559 DEEDWARR
Recvd: 05/19/14 09:02 2 pgs
Fees:13.00 Taxes:666.00
20140519-0042594

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $180,000.00 (One Hundred Eighty Thousand).

Bradley D. Williams Agt.
AFFIANT

Subscribed to and sworn before me this 15th day of May, 2014.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires OCT 18, 2016 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hidden Valley Properties, LLC 306 Blackman Road Nashville,TN 37211	Hidden Valley Properties, LLC P.O. Box 40934 Nashville, Tennessee 37204	14705010600

WARRANTY DEED

FOR AND IN 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/WE, **MARK MEAGHER, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HIDDEN VALLEY PROPERTIES, LLC, a Tennessee limited liability company** 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 TO WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Caldwell Hall Subdivision, Section 1, Revised, as of record in Book 2900, Page 58 Register's Office for Davidson County, Tennessee.
Said Lot No. 71 fronts 80 feet on the north margin of Blackman Road, and extends back 157.7 feet on the west line and 156.4 feet on the east line, to a dead line, measuring 80 feet thereon.
Being the same property conveyed to Mark W. Vangilder and wife, Grace Ann Vangilder by deed from Evelyn Boylin, widow, husband John C. Boylin having since died 1986.
Being the same property conveyed to Mark Meagher, unmarried, by deed from Mark W. Vangilder and wife, Grace Ann Vangilder of record in Book 9636, Page 845, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **306 BLACKMAN ROAD** **NASHVILLE,TN37211**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 201404

WITNESS, this 15th day of May, 2014

Mark Meagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark Meagher** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of May, 2014.

Notary Public

Commission Expires: _____