WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036059 DEEDWARR
Recvd: 05/22/14 15:07 2 pgs
Fees:13.00 Taxes:1258.00

20140522-0044374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

VALERIE L. KANE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

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
Steven G. Cates, Trustee	Steven G. Cates, Trustee	105-13 227.00
(NAME)	(NAME)	
112 Westwood Place, Ste. 220	112 Westwood Place, Ste. 220	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Deep River Development, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Steven G. Cates, Trustee of The Cates Family 2007 Trust**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 16, on the Plan of Duckworth's Addition to Nashville, as shown on plat of record in Book 57, page 83, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said lot no. 16 fronts 50 feet on the westerly side of 11th Avenue South, formerly Bertie Avenue and runs back between parallel lines 180 feet, more or less, to an alley.

BEING the same property conveyed to Deep River Development, LLC, by Warranty Deed from James M. Bristow II and wife, Jeanne M. Bristow, dated April 28, 2014, of record in Instrument No. 20140501-0036576, 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 Grantee; all matters appearing on the Plan of record in Book 57, page 83, Register's Office for Davidson County, Tennessee; and Easement for sanitary sewers and/or storm drainage of record in Book 5563, page 688, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2211 11th Avenue South, Nashville, TN 37204
(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 GRANTEE, its successors and assigns forever; and Grantor does covenant with the said GRANTEE that it is 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; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

IN WITNESS WHEREOF, this document was executed this 14th day of May, 2014.

Deep River Development, LLC

By: _____
Jeremy Edward Kelton, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy Edward Kelton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Managing Member of Deep River Development, LLC, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy Edward Kelton as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2014.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017