WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036423 DEEDWARR
Recvd: 05/23/14 13:56 2 pgs
Fees:13.00 Taxes:370.00

20140523-0044822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2014.

Notary Public

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

VALERIE L. KAY
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
Deep River Development, LLC	Deep River Development, LLC	061-15 74.00
(NAME)	(NAME)	
2550 Meridian, Ste..350	2550 Meridian, Ste. 350	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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, **Dana R. Fisher**, unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deep River Development, LLC**, a Tennessee limited liability company, 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. 33 of Block "C", on the plan of Re-Subdivision of Lots 1 and 2, Block "C", Sunnymeade Subdivision, as shown on plat of record in Book 974, pages 56 and 57, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Howard A. Jones and Dana R. Fisher, both unmarried, Tenancy in Common with the right of survivorship, by Warranty Deed from Estate of Sarah Elizabeth Mullinax Tramel, by her heirs at law: W.J. Tramel, Marguarite Ann Tramel Jones, Linda Faye Tramel Stanley and Jerry Neil Moore, dated July 16, 1998, of record in Book 11033, page 726, Register's Office for Davidson County, Tennessee. Howard A. Jones having since died and the property being vested in Dana R. Fisher.

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 974, pages 56 and 57, Register's Office for Davidson County, Tennessee; and Easement for sanitary sewers and/or storm drainage of record in Book 4040, page 337, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1215 Ardee Avenue, Nashville, TN 37216

(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 21st day of May, 2014.

Dana R. Fisher

Dana R. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dana R. Fisher, 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 Nashville, Tennessee, this 21st 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