BILL GARRETT, Davidson County
Trans:T20140037175 DEEDWARR
Recvd: 05/28/14 14:39 2 pgs
Fees:13.00 Taxes:1154.03
20140528-0045841

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 $311,900.00

Joni Blyea
Affiant

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

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Kathryn Ponder 1126B Cahal Ave Nashville, TN 37206	New Owner	p/o 07214004100

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), have bargained and sold, and do hereby transfer and convey to **Mary Kathryn Ponder, a single woman,** 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:

Land in Davidson County, Tennessee being Unit B 1126 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20130919-0099042, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Bravo Two, LLC, by Warranty Deed from Roderick Agee and Omeka Agee, recorded on August 6, 2013 in Instrument Number 20130806-0082120, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1126B Cahal Ave, Nashville, TN, 37206**

This conveyance is made subject to the following: (1) Subject to Declaration of Covenants, Conditions and Restrictions for 1126 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130919-0099042, Register's Office for Davidson County, Tennessee; (2) Subject to all matters appearing of record in Plat Map Book 161, Page 165, said Register's Office.

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 14th day of May, 2014.

Bravo Two, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014043023