BILL GARRETT, Davidson County
Trans:T20140037417 DEEDWARR
Recvd: 05/29/14 10:41 2 pgs
Fees:13.00 Taxes:218.30

20140529-0046112

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
X-it Strategies, LLC 712 Ashley Run Brentwood, TN 37027	New Owner	084-11-0-043.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		#14712 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, John V. Brogden, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto X-it Strategies, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 293, MAPLECREST, as shown on plat of record in Plat Book 1835, Pages 27 and 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John V. Brogden by Warranty Deed from Brian Meadows and Michael Chestnut, recorded on the 2nd day of August, 2011 in Instrument No. 20110802-0059258, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 2215 Weona Drive, Nashville, Tennessee 37214.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
3. Matters shown on the plat of Maplecrest recorded in Plat book 1835, page 27 and 28, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $59,000.00.
(
(
(Subscribed and sworn to before me
(this 28 day of May, 2014.
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 28th day of May, 2014.

John V. Brogden

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John V. Brogden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of May, 2014.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 6, 2017