WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038493 DEEDWARR
Recvd: 06/02/14 16:23 2 pgs
Fees:13.00 Taxes:1247.64

20140602-0047507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$337,200.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID B. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 9, 2016

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bravo Two LLC	**SAME AS NEW OWNER**	
(NAME) **521 5th Avenue South**	(NAME)	**105-13-235.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, WE, **Shelton McElroy, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bravo Two LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, 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. 25 on the Plan of Duckworth's Addition to Nashville, as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelton McElroy by Warranty Deed from Theodore G. Morrison, Jr. and Theodora Jones, of record in Instrument No. 20090116-004261, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 83, said Register's Office.

unimproved
This is improved **X** property, known as **2206 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 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 30th day of May, 2014.

Shelton McElroy,
by: Robert L. Scruggs, Atty in Fact

Shelton McElroy
By: Robert L. Scruggs, Attorney-in-fact

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of May, 2014, before me personally appeared Robert L. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shelton McElroy, and who acknowledged that he executed the same as the free act and deed of Shelton McElroy.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2014.

Commission expires:

5-2-16

Angela K. Robertson
Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County