BILL GARRETT, Davidson County
Trans:T20140038640 DEEDWARR
Recvd: 06/03/14 09:53 2 pgs
Fees:13.00 Taxes:1332.00
20140603-0047669

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 $360,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2014.

Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Tyler Ward 419 Avondale Drive Nashville, TN 37206	Gardner Financial Services, Ltd dba LEGACY MUTUAL MORTGAGE 3503 Pleasanos Parkway San Antonio, TX 78231-1225	083 10 0 372.00

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 **Tyler J. Ward and Analee Ward, husband and wife,** 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 Lot No 113 on the Map of McEwen Place of record in Book 332, page 133 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Bravo Two, LLC, a Tennessee limited liability company by Quitclaim Deed from Deed from Bravo Two, LLC a Tennessee limited liability company dated October 30th, 2013 and filed for record in Inst. 20131030-0112787 Register's Office of Davidson County, Tennessee. Being a portion of the property previously conveyed to Bravo Two, LLC, a Tennessee limited liability company by Deed from Ray A Stewart and wife Janice M. Stewart married dated June 21st, 2013 and filed for record in Inst. 20130702-0068281 Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Ray A. Stewart and wife Janice M. Stewart by Deed from Cornelia O Stewart by Deed dated June 30th, 1997 and filed for record in Book 10519, page 760 Register's Office of Davidson County, Tennessee.

This property is improved property known as **419 Avondale Drive, Nashville, TN, 37206**

This conveyance is subject to the following: any and all matters on the plan of record in Book 332, page 133 Register's Office of Davidson County, Tennessee.

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 29th day of May, 2014.

Bravo Two, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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.

Witness my hand and official seal at this 29th day of May, 2014.

_____
Notary Public

My Commission expires: 9-9-2014

FILE NO: 2014032996

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014