WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043171 DEEDWARR
Recvd: 06/18/14 13:34 2 pgs
Fees:13.00 Taxes:551.30
20140618-0053200

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Margaret Rylander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 2014.

William D. Castleman
Notary Public

MY COMMISSION EXPIRES: 07/06/2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BTRA V, LLC	BTRA V, LLC	087-05-0A-071.00-CO
(NAME)	(NAME)	
5001 Plaza on the Lake, Suite 200	5001 Plaza on the Lake, Suite 200	
(ADDRESS)	(ADDRESS)	
Austin Texas 78746	Austin Texas 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED THAT I, **MARGARET RYLANDER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BTRA V, LLC**, 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(s) 72, as shown on the plan of Farmingham Woods, Phase II, Section 2, of record in Plat Book 7900, page 424, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 72 fronts 57.71 feet on the northerly margin of Briarwick Court and Extends back 115.00 feet on the westerly line and 115.00 feet on the easterly line to a dead line in the rear measuring 33.51 feet thereon.

Being the same property conveyed to Margaret Rylander, by deed from Anthony Martin Sulfaro and wife, Jodi Ann Murphy Sulfaro, of record in Instrument No. 20060417-0043440, dated April 12, 2006, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	5707 Briarwick Court		Hermitage, TN 37076		
		(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 our hands this 17 day of June, 2014.

Margaret Rylander
Margaret Rylander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Margaret Rylander,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence).

Witness my hand and official seal at Hermitage, Tennessee, on this 12 day of June, 2014

Notary Public

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07/06/2015

Return to:
SUMMIT TITLE & ESCROW, LLC
8583 Cordes Circle
Germantown, TN 38139