(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson RCA THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $368,000.00. Affiant Subscribed and sworn to me on July 2, 2014. NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20140047708 DEEDWARR
Recvd: 07/03/14 12:11 2 pgs
Fees:13.00 Taxes:1361.60
20140703-0058884

File No.: 14-0029 My Commission Expires Mar.30, 2015

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth
1031 Westhaven Blvd
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
MaKenzie A. Williams 1819 6th Avenue North Nashville, TN 37208	NEW OWNER	081-08-0-228.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Trust Development, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MaKenzie A. Williams, single woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being the north 35 feet of Lot No. 444 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for said County.

Said part of said lot fronts 35 feet on the north side of Avenue North and extends back 117 feet 3 inches on the north line and 130 feet more or less on the south line, to an alley in the rear measures 35 feet more or less thereon.

Being part of the same property conveyed to JAMES B. CREASON AND JEREMY GEARHEART, AS TENANTS IN COMMON by deed from KEVIN HEMPHILL, of record in Instrument No. 20060407-0040736, dated March 31, 2006, said Register's Office. Being further conveyed to TRUST DEVELOPMENT, LLC, by Quitclaim Deed from JAMES B. CREASON AND JEREMY GEARHEART, AS TENANTS IN COMMON, of record in Instrument No. 20060607-0067386, dated June 1, 2006, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated between the parties and assumed by Grantee. 2015 and subsequent taxes are assumed by the Grantee.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This property is also known as Improved property located at 1819 6th Avenue North, Nashville, Tennessee 37208.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on July 2, 2014.

SELLER:

TRUST DEVELOPMENT, LLC,
a Tennessee limited liability company

BY: _____
JAMES B. CREASON, Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **JAMES B. CREASON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member (or other officer authorized to execute the instrument) of **TRUST DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Member (or other authorized officer).

Witness my hand, at office, this 2nd day of July, 2014.

_____
Notary Public

My Commission Expires Mar.30, 2015

My Commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY