WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049571 DEEDWARR
Recvd: 07/11/14 10:35 2 pgs
Fees:13.00 Taxes:752.95

20140711-0061169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody A. Hall	American Mortgage Service Co. ~~Cody A. Hall~~	08301038600
(NAME)	11503 (NAME) Springfield Pike	
1411 Benjamin Street	~~1411 Benjamin Street~~	
(ADDRESS)	Cincinnati (ADDRESS) OH 45246	
Nashville, TN 37206	~~Nashville, TN 37206~~	
(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, I, **Deep River Development, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody A. Hall**, a single person. HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly part of Lot No. 5 and the southeasterly part of Lot 2 of Block "A" on the Map of Weakley Home Place, as of record in Book 161, page 131, Register's Office for said county, described as follows:

Beginning at a point in the north margin of Benjamin Avenue (or Street) 229 feet, more or less, east of the westerly margin of North 14th Street, being 10 feet west of the common corner of Lot Nos. 2 and 5 at the southeast corner of the property conveyed to Thomas L. Flynn and wife, by deed of record in Book 1212, page 157, said Register's Office; thence along Flynn's easterly line, northerly, parallel to the line between Lot Nos. 2 and 5, 150 feet to a point at Flynn's northeast corner in the south line of the property conveyed to O.H. Robinson and wife, by deed of record in Book 522, page 351, said Register's Office; thence along Robinson's southerly line, easterly 10 feet to the line between Lot Nos. 2 and 5 at Robinson's southeast corner; thence with Robinson's easterly line, northerly 100 feet to a point at the common corner of Lot Nos. 2, 3, 4 and 5; thence with the line between Lot Nos. 4 and 5, easterly 50 feet to a point, the northwest corner of the property conveyed to S. E. Vaughn and wife by deed of record in Book 1169, page 60, said Register's office; thence with Vaughns westerly line, southerly 250 feet to the north margin of Benjamin Avenue (or Street); thence with the margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Kenneth C. Persons, unmarried, by Warranty Deed, dated June 12, 1990, from Jerry W. Prescott, Individually, and Executor of the estate of Bynum Stanley Prescott, of record in Book 8130, page 450, Register's Office for Davidson County, Tennessee. Kenneth C. Persons died, leaving as his only heir at law Carrie Lewis. Also being the same property conveyed to Deborah H. Alford, by Quitclaim Deed from Carrie Lewis, dated May 8, 2000, of record in Instrument No. 20000515-0048454, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Deborah H. Alford, joined by husband, Samuel Lee Alford, dated April 1, 2014, of record in Instrument No. 20140403-0027818, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

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unimproved ☐

This is improved ☒ property, known as 1411 Benjamin Street, Nashville, TN 37206

(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.

IN WITNESS WHEREOF, this document was executed this 10th day of July, 2014.

Deep River Development, LLC

By: _____
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2014.

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Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017