WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055882 DEEDWARR
Recvd: 08/01/14 08:48 2 pgs
Fees:13.00 Taxes:333.00
20140801-0068701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Deep River Development, LLC	Deep River Development, LLC	092-24 239.00
(NAME) 2550 Meridian, Suite 350	(NAME) 2550 Meridian, Suite 350	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(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, **Ray Robinson**, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deep River Development, 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:

Being the Northerly 36 feet of Lot No. 16 in Johnson Bransford's Subdivision of three parts of Lot No. 158 Judge McNairy's House Tract, a plan of which is of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

Said part of Lot 16 fronts 36 feet on the Westerly side of Morrison Street, and runs back between parallel lines, 134 feet, more or less, to an alley.

Being the same property conveyed to Ray Robinson, Married, by Warranty Deed from Frank Marable, Unmarried, dated July 12, 2004, of record in Instrument No. 20040728-0090131, 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, and all matters appearing on the plan of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 930 Morrison Street, Nashville, TN 37208
(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 25th day of July, 2014.

Ray Robinson

Eva D. Robinson*

I, Eva D. Robinson, wife of Ray Robinson, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ray Robinson and Eva D. Robinson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of July, 2014.

Notary Public

My Commission Expires: