BILL GARRETT, Davidson County
Trans:T20140057273 DEEDWARR
Recvd: 08/06/14 09:45 2 pgs
Fees:13.00 Taxes:1059.31
20140806-0070558

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 $286,300.00

Joni Belyea
Affiant

Subscribed and sworn to before me, this 1st day of August, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Bravo Two, LLC 521 5th Avenue South Nashville, TN 37203	New Owner	94 2 82.00

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, **Sarah Squires, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bravo Two, LLC, a Tennessee limited liability company,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 82, as shown on the map entitled United Electric Railways Addition to Nashville, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Also being Lot 1 and a portion of Lot 2, as shown on the map entitled Resubdivision of Lot 81 and Lot 82 United Electric Railways Addition to Nashville, of record as Instrument Number 20140729-0067581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Squires by Deed recorded as Instrument Number 20070322-0034915, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1701 Sevier Street, Nashville, TN 37206.**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 161, Page 8, and Plat Map of record in Instrument Number 20140729-0067581, Register's Office for 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 1st day of August 2014.

Sarah Squires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah Squires** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 1st day of August, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014073150A