BILL GARRETT, Davidson County
Trans:T20140057297 DEEDWARR
Recvd: 08/06/14 10:02 2 pgs
Fees:13.00 Taxes:1059.31
20140806-0070563

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 Belya
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
Audrey Leder	Pinnacle Bank	094020081.00
1701 Sevier St	150 3rd Ave South	
Nashville, TN 37206	Nashville, TN 37203	

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

Being a portion of Lot No 2 as shown on the map entitled Resubdivision of Lots 81 and 82 United Electric Railways Addition to Nashville, of record in Inst. No. 20140729-0067581 Register's Office of Davidson County, Tennessee.

Included in the above legal description but excluded from this conveyance is that portion of Lot 2 referenced above that is currently titled in the name of William B. Scott, II and wife, Melinda Scott.

Being a portion of the same property conveyed to Bravo Two, LLC by Deed from Sarah Squires dated _____ and filed for record in Inst. No 20140806-0070558 Register's Office of Davidson County, Tennessee.

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

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 30th day of July, 2014.

Bravo Two, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Bravo Two, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this 30th day of July, 2014.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014063150