THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

STATE OF TENNESSEE)
COUNTY OF Williamson)

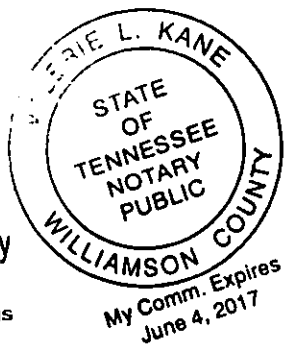
The actual consideration for this transfer or value of property conveyed (whichever is greater) is 86,000.00.

Coreen Newcomb
Affiant

Sworn and subscribed before me, this 29th day of July, 2014.

Notary Public

My Commission Expires: 6-4-17



BILL GARRETT, Davidson County
Trans:T20140057958 DEEDWARR
Recvd: 08/07/14 15:04 19 pgs
Fees:98.00 Taxes:318.20

20140807-0071313

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Deep River Development, LLC 2550 Meridian Boulevard, Suite 350 Franklin, Tennessee 37067	New Owner(s)	061-03-0-043.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES ABERNATHY, MATTIE KAY OWENS BARRY, BRENDA RENEE OWENS WHEELER, STEVEN RAY OWENS, JASON E. JENKINS, ROGER W. JENKINS, PENNY SPAIN HUBBELL (a/k/a Penny Spain Hubble), NIKKI SPAIN KURGAN, KEVIN W. SPAIN, TRACEY SPAIN SULLIVAN, JAMES DAVID SPAIN, MARGIE SPAIN BUTLER, ARCHIE NEIL SPAIN, DIANE HOLMAN GOAD, CYNTHIA HOLMAN HODGES, and CHARLES D. HOLMAN, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto DEEP RIVER DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

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

BEING Lot No. 6 of Block L on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the westerly side of Grinstead Place and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Robert L. Clifton and wife, Willie Mae Clifton, by Warranty Deed from Robert E. Winfree and wife, Syble F. Winfree, and Claude E. Jones and wife, Alaouida Jones, dated July 11, 1947, of record in Book 1540, page 75, in the Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Louise O. Clifton by Quitclaim Deed from E. Ann Stone, Charles Clifton and Charlene Link, dated August 3, 1995, of record in Book 9752, page 1, said Register's Office. Louise O. Clifton a/k/a Ethel Louise Owens Clifton died intestate, leaving James Abernathy, Mattie Kay Owens Barry, Brenda Renee Owens Wheeler, Steven Ray Owens, Jason E. Jenkins, Roger W. Jenkins, Penny Spain Hubbell (a/k/a Penny Spain Hubble), Nikki Spain Kurgan, Kevin W. Spain, Tracey Spain Sullivan, James David Spain, Margie Spain Butler, Archie Neil Spain, Diane Holman Goad, Cynthia Holman Hodges and Charles D. Holman as her only heirs at law as shown in Case No. 13P-1485 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and as of record in Instrument No. 20140627-0056331, said Register's Office.

The Subject Property is improved property known as 4611 Grinstead Place, Nashville, Tennessee 37216. The Subject Property is not a marital residence for Grantor.

The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the Subject Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Subject Property in fee simple, has good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

BY GRANTOR'S EXECUTION AND DELIVERY AND GRANTEE'S ACCEPTANCE AND RECORDATION OF THIS GENERAL WARRANTY DEED, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE SUBJECT PROPERTY (OTHER THAN GRANTOR'S GENERAL WARRANTY OF TITLE). GRANTEE FURTHER AGREES THAT IT HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE SUBJECT PROPERTY THAT IT DEEMS NECESSARY, AND IS SOLELY RELYING UPON THE SAME, AND HEREBY ASSUMES THE RISK THAT ADVERSE MATTERS MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTOR IS SELLING AND CONVEYING TO GRANTEE AND GRANTEE IS ACCEPTING THE SUBJECT PROPERTY "AS-IS, WHERE-IS," WITH ALL FAULTS, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE SUBJECT PROPERTY BY GRANTOR OR ANY THIRD PARTY (OTHER THAN GRANTOR'S GENERAL WARRANTY OF TITLE).

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, we have hereunto set our signatures, this 29th day of July, 2014.

GRANTOR:

James Abernathy BY

by Bobby Goad

JAMES ABERNATHY

By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140710-0060637, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Abernathy, and acknowledged that he executed the same as the free act and deed of James Abernathy for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

Mattie Kay Owens Barry

by Bobby Goad

MATTIE KAY OWENS BARRY
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140708-0059814, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mattie Kay Owens Barry, and acknowledged that he executed the same as the free act and deed of Mattie Kay Owens Barry for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

Brenda Renee Owens Wheeler BY

by Bobby Goad

BRENDA RENEE OWENS WHEELER
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140708-0059816, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brenda Renee Owens Wheeler, and acknowledged that he executed the same as the free act and deed of Brenda Renee Owens Wheeler for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

My Commission Expires: 12/18/2017

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Steven Ray Owens BY

by Bobby Goad

STEVEN RAY OWENS

By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140708-0059815, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven Ray Owens, and acknowledged that he executed the same as the free act and deed of Steven Ray Owens for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Jason E. Jenkins BG
by Bobby Goad

JASON E. JENKINS
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140710-0060636, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason E. Jenkins, and acknowledged that he executed the same as the free act and deed of Jason E. Jenkins for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Roger W. Jenkins by Bobby Goad

ROGER W. JENKINS
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140724-0065713, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roger W. Jenkins, and acknowledged that he executed the same as the free act and deed of Roger W. Jenkins for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/2017

Penny Spain Hubbell

by Bobby Goad

PENNY SPAIN HUBBELL
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140703-0058588, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Josh Hankins the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Penny Spain Hubbell, and acknowledged that he executed the same as the free act and deed of Penny Spain Hubbell for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 22 day of July, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Nikki Spain Kurgan

by Bobby Goad

NIKKI SPAIN KURGAN
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140715-0062520, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Josh Hankins the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nikki Spain Kurgan, and acknowledged that he executed the same as the free act and deed of Nikki Spain Kurgan for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Kevin W. Spain BY
by Bobby Goad

KEVIN W. SPAIN
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140724-0065712, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin W. Spain, and acknowledged that he executed the same as the free act and deed of Kevin W. Spain for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Tracey Spain Sullivan

by Bobby Goad

TRACEY SPAIN SULLIVAN
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140717-0063094, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tracey Spain Sullivan, and acknowledged that he executed the same as the free act and deed of Tracey Spain Sullivan for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

My Commission Expires: 12/18/17

James David Spain BG
by Bobby Goad

JAMES DAVID SPAIN
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140717-0063095, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Josh Hankins the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James David Spain, and acknowledged that he executed the same as the free act and deed of James David Spain for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

Margie Spain Butler BG
By Bobby Goad

MARGIE SPAIN BUTLER
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140703-0058586, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Josh Hankins the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Margie Spain Butler, and acknowledged that he executed the same as the free act and deed of Margie Spain Butler for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Archie Neil Spain

by Bobby Goad

ARCHIE NEIL SPAIN
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140715-0062519, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Archie Neil Spain, and acknowledged that he executed the same as the free act and deed of Archie Neil Spain for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

My Commission Expires: 12/18/2017

Diane Holman Goad

by Bobby Goad

DIANE HOLMAN GOAD
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140703-0058590, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Diane Holman Goad, and acknowledged that he executed the same as the free act and deed of Diane Holman Goad for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 18, 2017

My Commission Expires: 12/18/17

Cynthia Holman Hodges

by Bobby Goad

CYNTHIA HOLMAN HODGES
By Bobby Goad, Attorney-in-Fact,
according to that certain Limited
Power of Attorney of record in
Instrument No. 20140703-0058589,
in the Register's Office for Davidson
County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cynthia Holman Hodges, and acknowledged that he executed the same as the free act and deed of Cynthia Holman Hodges for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

Charles D Holman BG

by Bobby Goad

CHARLES D. HOLMAN
By Bobby Goad, Attorney-in-Fact, according to that certain Limited Power of Attorney of record in Instrument No. 20140703-0058587, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY GOAD, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles D. Holman, and acknowledged that he executed the same as the free act and deed of Charles D. Holman for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 29 day of July, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017