# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 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 | 081-15 321.00 |
| (NAME) | (NAME) | |
| 2550 Meridian Blvd., Suite 350 | 2550 Meridian Blvd., Suite 350 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | 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, We, **William Gene Brown a/k/a William Gene and Barbara Brown**, 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, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 36 in Bransford Realty Company's Subdivision of Manlove's Addition, a plan of which is of record in Book No. 421, page 53, Register's Office of Davidson County, Tennessee.

Said Lot No. 36 fronts 40 feet on the northerly side of Thompson Street and runs back between parallel lines 142 feet more or less, to an alley.

Being the same property vested in William Gene and Barbara Brown by Final Decree Confirming Sale filed in the matter of The State of Tennessee in Its Own Behalf and for the Use and Benefit of the Metropolitan Government of Nashville and Davidson County vs. Delinquent Taxpayers as shown on the 1989 Real Property Tax Records of the Metropolitan Government of Nashville and Davidson County, and J.E. Woodard, et ux, File Tax Civil Action Number 91-717-I, recorded May 20, 1992, of record in Book 8630, page 393, 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 plat of record in Book 421, page 53, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140059423 DEEDWARR
Recvd: 08/13/14 10:36 2 pgs
Fees:13.00 Taxes:48.10
20140813-0073086

unimproved ☐

This is improved ☒ property, known as 1722 Knowles 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 our hands this 11th day of August, 2014.

William Gene Brown

Barbara Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Gene Brown and Barbara Brown, 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 11th day of August, 2014.

Notary Public

My Commission Expires: 6-4-17

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