BILL GARRETT, Davidson County
Trans:T20140060615 DEEDWARR
Recvd: 08/18/14 09:02 2 pgs
Fees:13.00 Taxes:814.00

20140818-0074370

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 $220,000.00

Affiant

Subscribed and sworn to before me, this 13th 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 1721 7th Avenue North Nashville, TN 37208	New Owner	08108039400

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, **Larry Perkins, Executor of the Estate of Carrie Ramey Boyd,** 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:

Land in Davidson County, Tennessee being Lot No 240 on the Map of North Nashville Real Estate Company's Plan of Lots as of record in Book 21, page 105, Register's Office of Davidson County, Tennessee.

Said Lot No. 240 fronts 50 feet on the westerly side of 7th Ave North formerly Vine St. and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Carrie R Boyd, unmarried, by Quitclaim Deed from Harold H Boyd, unmarried, recorded on May 11, 1983 and filed for record in Book 6054, page 876 Register's Office of Davidson County, Tennessee.

The said Carrie R. Boyd having since died on June 14, 2007 in Davidson County, Tennessee, appointing Larry Perkins, Executor to her estate by probated Will and Letters Testamentary of record in Probate Book 14P661, Seventh Circuit Court of Davidson County, Tennessee.

This property is improved property known as **1721 7th Avenue North, Nashville, TN, 37208**

This conveyance is subject to the following: (1) all matters appearing of record in Plat Map Book 21, Page 105, Register's Office for said County.

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 13th day of August 2014.

Larry Perkins, Executor

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 **Larry Perkins, Executor,** 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 13th day of August 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014043020