WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060674 DEEDWARR
Recvd: 08/18/14 10:05 2 pgs
Fees:13.00 Taxes:625.30
20140818-0074436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. PAINE 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
Lisa G. Weinstein	Lisa G. Weinstein	061-15 74.00
(NAME)	(NAME)	
1215 Ardee Ave.	1215 Ardee Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, I, **Deep River Development, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa G. Weinstein**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33 of Block "C", on the plan of Re-subdivision of Sunnymeade, as shown on plat of record in Book 974, pages 56 and 57, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Howard A. Jones and Dana R. Fisher, both unmarried, by Warranty Deed from Estate of Sarah Elizabeth Mullinax Tramel, by her heirs at law: W.J. Tramel, Marguarite Ann Tramel Jones, Linda Faye Tramel Stanley and Jerry Neil Moore, dated July 16, 1998, of record in Book 11033, page 726, Register's Office for Davidson County, Tennessee. Howard A. Jones died, leaving Dana R. Fisher as the sole owner of the above property as the surviving joint tenant. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Dana R. Fisher, unmarried, dated May 21, 2014, of record in Instrument No. 20140523-0044822, 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 plan of record in Book 974, pages 56 and 57; and Easement for sanitary sewers and/or storm drainage of record in Book 4040, page 337, all matters of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1215 Ardee Ave., Nashville, TN 37216

(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.

IN WITNESS WHEREOF, this document was executed this 14th day of August, 2014.

Deep River Development, LLC

By: _____
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2014.

Valerie L. Kane
Notary Public

My Commission Expires: 6-4-17

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