WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062198 DEEDWARR
Recvd: 08/22/14 08:51 2 pgs
Fees:13.00 Taxes:314.50

20140822-0076554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

VALERIE LAKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires June 4, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17 (AFFIX SEAL)

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	072-15 156.00
(NAME) 2550 Meridian, Suite 350	(NAME) 2550 Meridian, Suite 350	
(ADDRESS) Franklin, TN 37067	(ADDRESS) 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, **Michael L. Hudson, unmarried and daughter Natasha Hudson**, unmarried, 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, 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. 38 on the plan of the Porter Road Subdivision of Lots Nos 2 to 7 Inclusive on Shinkle's Subdivision of record in Book 843, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the easterly margin of McKinney Avenue, now Branch Street, and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Michael L. Hudson and daughter, Natasha Hudson, by Installment Deed from Robert H. Herrman, dated April 1, 1997, of record in Book 10434, page 366, 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; and all matters appearing on the plan of record in Book 843, page 38, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1611 Branch Street, 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.

Witness our hands this 20th day of August, 2014.

Michael L. Hudson

Natasha Hudson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael L. Hudson and Natasha Hudson, 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 20th 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