BILL GARRETT, Davidson County
Trans:T20140062942 DEEDWARR
Recvd: 08/25/14 14:37 2 pgs
Fees:13.00 Taxes:629.00
20140825-0077446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 170,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 21st day of August, 2014

Notary Public

My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DUE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	**NEW OWNER**	**07213016100**
631 4TH AVE. SOUTH		
NASHVILLE, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

RONALD C. WILLIAMS, UNMARRIED and LONIEL GREENE, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DUE SOUTH, 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:

BEING LOT NO. 101 ON THE PLAN OF REVISION OF PART OF TREVECCA, OF RECORD IN BOOK 421, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD C. WILLIAMS AND LONIEL GREENE, JR. BY WARRANTY DEED FROM ERROLL D. GROVES, DATED 05/30/2006 AND RECORDED ON 06/01/2006 IN INSTRUMENT NUMBER 20060601-0064217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2418 BRASHER AVE, NASHVILLE, TN .

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 in 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 my/our hand(s) this 21st day of August, 2014.

Ronald C. Williams by Loniel Greene Jr. Attorney at Fact
RONALD C. WILLIAMS

Loniel Greene Jr.
LONIEL GREENE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LONIEL GREENE, JR., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of August, 2014.

Cheryl Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **LONIEL GREENE, JR.,** to me known to be the person who executed the foregoing instrument in behalf RONALD C. WILLIAMS as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said RONALD C. WILLIAMS.

Witness my hand, at office, this 21ST day of August, 2014.

Cheryl Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD