BILL GARRETT, Davidson County
Trans:T20140073706 DEEDWARR
Recvd: 10/01/14 09:30 2 pgs
Fees:13.00 Taxes:1489.25
20141001-0090425

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 $402,500.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 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
Marie Thursby 916 Otter Creek Road Nashville, TN 37220	New Owner	1461301000

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, **Big Dog Properties, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Marie Thursby and Jerry Thursby, wife and husband,** 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 1, The Estates at Radnor Lake, of record in Instrument Number 20050118-0006330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Big Dog Properties, Inc., a Tennessee corporation, by General Warranty Deed from Mary M. Enoch and LeeAnne Enoch Abernathy, as tenants in common, recorded on January 18, 2005 in Instrument Number 20050118-0006330, Register's Office for Davidson County, Tennessee.

This property is improved property known as **916 Otter Creek Road, Nashville, TN, 37220**

This conveyance is subject to the following: (1) all matters appearing of record in Plat Map Instrument Number 20060112-0004786, Register's Office for said County; (2) all matters on plan of record in Plat Book 2900, Page 122, Plat Book 3500, Page 58, said Register's Office; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7857, Page 853 and Book 7860, Page 143, said Register's Office; (4) Right-of-way for ingress and egress over the extension of Kingsview Court lying south of and connecting to Kiingsview Court, located on Forest Park Subdivision, a Plan of which is of record in Book 2900, Page 122, Register's Office for Davidson County, Tennessee, which is dedicated as a continuation of Kingsview Court in the "Revised" Plan of Lots 16 and 18 of Forest Park, of record in Book 3500, Page 58, said Register's Office, and which is stated in deed of record in Book 11712, Page 565, and Instrument Number 20140918-0085724, Register's Office for Davidson County, Tennessee; (5) Title to that portion of the property located in any streets, roads or highways; (6) Right-of-way of Otter Creek Road; (7) Restrictions of record in Instrument Number 20060117-0006381, said Register's Office.

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 26th day of September, 2014.

Big Dog Properties, Inc., a
Tennessee corporation

By: _____
Michael Campbell
Its: Sole Share Holder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Michael Campbell, Sole Share Holder of Big Dog Properties, Inc.,** the within named bargainor, **a Tennessee corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Share Holder.**

Witness my hand and official seal at this 26th day of September, 2014.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014083203