2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140078668 DEEDWARR
Recvd: 10/20/14 10:21 5 pgs
Fees: 28.00 Taxes: 92.50
20141020-0096356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF OCT, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-11-2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 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	081-10-219.00
(NAME)	(NAME)	
2550 Meridian Blvd., Suite 350	2550 meridian Blvd., Suite 330	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	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, **Vernon Ray McGuire, a/k/a Vernon Ray McGuire, Sr., Howard E. Moore, Mary Louise Cross, and Silvia Pearl Kilgore, the heirs at law of Dorothy Davie a/k/a Dorothy Lee Davie Foster, deceased,** 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, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 155 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

Said Lot No. 155 fronts 50 feet on the easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dorothy Davie by Warranty Deed from Ernest L. Abernathy and wife, Lottie V. Abernathy, dated October 30, 1950, of record in Book 1909, page 31, Register's Office for Davidson County, Tennessee. Dorothy Lee Davie Foster a/k/a Dorothy Davie died intestate on June 17, 2008, leaving as her only heirs at law Vernon Ray McGuire, Lois Edward McGuire, Howard E. Moore, Mary Louise Cross and Silvia Pearl Kilgore per Probate No. 08P-1763, Seventh Circuit Court for Davidson County, Tennessee (Probate Division). and Affidavit of Heirship of record in Instrument No. 20091106-0102702, Register's Office for Davidson County, Tennessee, and Lois Edward McGuire having since died intestate on November 20, 2011, leaving as his only heirs at law Vernon Ray McGuire, Howard E. Moore, Mary Louise Cross and Silvia Pearl Kilgore, pursuant to an Affidavit of Heirship of record in Instrument No. 20141020-0096355 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 Map of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, and Rights of way of 24th Avenue North and an alley, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1734 24th Avenue N, Nashville, TN 37208

(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 2nd day of October, 2014.

Sylvia Pearl Kilgore
Silvia Pearl Kilgore

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Silvia Pearl Kilgore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville (City), TN (State), this 2 day of October, 2014.

Sheri L Cathey
Notary Public

My Commission Expires: March 15, 2016

SHERI L. CATHEY
NOTARY PUBLIC AT LARGE
MONTGOMERY CO., TENN.

Witness our hands this 6th day of October, 2014.

Howard E. Moore

Howard E. Moore

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Howard E. Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at INDPLS, IN, this 6th day of October, 2014.

(City) (State)

Notary Public

My Commission Expires: 10-4-22

Witness our hands this 2 day of October, 2014.

Mary L. Cross
Mary Louise Cross

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mary Louise Cross, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Springfield (City), TN (State), this 2 day of October, 2014.

Angela M Triplett
Notary Public

My Commission Expires: 12/20/2014

ANGELA M TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Witness our hands this 14 day of October, 2014.

Vernon Ray McGuire, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vernon Ray McGuire, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of October, 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