WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085176 DEEDWARR
Recvd: 11/12/14 10:27 2 pgs
Fees:13.00 Taxes:77.70
20141112-0104024

J-FSBO-14-919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hearth and Home Crafters, LLC	**Same as New Owner**	
(NAME)	(NAME)	**70-7-194.00**
7283 Kingston Road		
(ADDRESS)	(ADDRESS)	
Fairview, TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRIGHTER DAYS TRUST, LAURIE OLDHAM, TRUSTEE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HEARTH AND HOME CRAFTERS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee bounded on the South by the Northerly margin of Day Street, lying generally East of Old Buena Vista Road, and being more particularly described as follows:

Beginning at a point in the Northerly margin of Day Street, said point being located 490.2 feet from an existing iron pin at the intersection of the Easterly margin of Old Buena Vista Road and the Northerly margin of Day Street;

Thence, with a new line, North 15 degrees 46' 48" West, 128.24 feet; thence with a new line, North 74 degrees 14'25" East, 76.11 feet; thence, with a new line, South 15 degrees 46' 48" East, 49.53 feet; thence, with a new line, North 81 degrees 00' 27" East, 58.62 feet; thence with a new line, South 9 degrees 30' 01" East, 90.41 feet to a point in the Northerly margin of Day Street, said point being located South 82 degrees 30'00" West, 54.62 feet of an existing iron pin at the Southeast corner of the Allison & Betty Dawkins Property, as of record in Instrument Number 20040311-0028065, Register's Office for Davidson County, Tennessee; thence, with the Northerly margin of Day Street, South 82 degrees 20' 00" West, 125.74 feet to the point of beginning. Containing 15,000 square feet or 0.344 acres, more or less.

Included in the above description but expressly excluded are those certain lands conveyed to Jeremy G. Hardy, unmarried by instrument filed of record as Instrument Number 20070308-0028613, Register's Office for Davidson County, Tennessee, dated February 27, 2007.

Being the same property conveyed to Brighter Days Trust, Laurie Oldham, Trustee by Warranty Deed from Thelma Hardy, recorded on the 25th day of October, 2011 in Instrument No. 20111025-0083040, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FREE SILVER PLAN, as recorded in Plat Book 332, Page(s) 46.
- Easement for Roadway Purposes, recorded in Book 1728, Page 342.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7790, Page 499.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **919 Day Street, Nashville, Tennessee 37218**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 4th DAY OF NOVEMBER, 2014.

Brighter Days Trust, Laurie Oldham, Trustee

BY: Laurie Oldham TR
Laurie Oldham
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie Oldham, Trustee of Brighter Days Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 4th day of November, 2014.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212