THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14112313

BILL GARRETT, Davidson County
Trans:T20140094482 DEEDWARR
Recvd: 12/17/14 13:45 2 pgs
Fees:13.00 Taxes:3496.50
20141217-0115466

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $945,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert T. Brolund 2010 18th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 104-12-259.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BBW Properties, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert T. Brolund**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

** and Marcie Brolund, Husband and Wife

Land in Davidson County, Tennessee, being the Southern part of Lot No. 26 on the Map of Lenox Place, as recorded in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the Eastern margin of Baxter Avenue (now 18th Avenue South) at its intersection with the Northern margin of Carmack Street and running thence along the Eastern margin of Baxter Avenue 40 feet to a point; thence, at right angles Eastwardly and parallel with the said Carmack Street 140 feet to an alley; thence, at right angles Southwardly and along the Western margin of said alley 40 feet to the Northern margin of Carmack Street; thence, at right angles Westwardly along the Northern margin of Carmack Street 140 feet to an alley.

Being the same property conveyed by Warranty Deed from Treg Warner, unmarried to BBW Properties, LLC, a Tennessee Limited Liability Company as recorded on the 5th day of February, 2013 in Instrument No. 20130205-0011796 and Warranty Deed from Barbara L. Williams, married to Treg Warner, unmarried as recorded on the 1st day of June, 2000 in Instrument No. 200006010054635, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 171.

This is improved property located at 2010 18th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2014.

Branan White, Member of BBW Properties, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared **Branan White**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is a member of BBW Properties, LLC and that the instrument was signed and sealed on behalf of the LLC, and acknowledged the instrument to be the free act and deed of the LLC.

Witness my hand, at office, this 3rd day of December, 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018