BILL GARRETT, Davidson County
Trans:T20150007614 DEEDWARR
Recvd: 01/30/15 12:45 2 pgs
Fees:13.00 Taxes:888.00
20150130-0009019

WARRANTY DEED

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

State of TENNESSEE
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

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
Elizabeth A. Earnhardt-Aiken	NEW OWNER	061-03 43.00
(NAME)	NAME)	
4611 Grinstead Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Deep River Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. Earnhardt-Aiken,** an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6 of Block L on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the westerly side of Grinstead Place and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by General Warranty Deed from James Abernathy, Mattie Kay Owens Barry, Brenda Renee Owens Wheeler, Steven Ray Owens, Jason E. Jenkins, Roger W. Jenkins, Penny Spain Hubble (a/k/a Penny Spain Hubble), Nikki Spain Kurgan, Kevin W. Spain, Tracey Spain Sullivan, James David Spain, Margie Spain Butler, Archie Neil Spain, Diane Holman Goad, Cynthia Holman Hodges and Charles D. Holman, dated July 29, 2014, of record in Instrument No. 20140807-0071313 Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 174; and an easement of record in Instrument No. 20140114-0003779, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4611 Grinstead Place, Nashville, TN 37216
(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.

IN WITNESS WHEREOF, this document was executed this 27th day of January, 2015.

Deep River Development, LLC

By: _____
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of January, 2015.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017