WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(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
Deep River Development, LLC	Deep River Development, LLC	091-07 252.00
(NAME)	(NAME)	
2550 Meridian Blvd., Suite 350	2550 Meridian Blvd., Suite 350	
(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, I, **Sherry A. Dunn**, 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:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Map of Viewpoint Addition to West Nashville as of record in Book 547, page 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 50' on the southerly side of Kentucky Avenue and runs back between parallel lines 155' to an alley.

BEING the same property conveyed to Sherry A. Dunn by Warranty Deed from Thomas D. Jarrell, unmarried, dated August 12, 1983, of record in Book 6119, page 79, Register's Office for 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 Map of record in Book 547, page 65; and Easement agreement for driveway of record in Book 8276, page 720, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4617 Kentucky Avenue, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20150015436 DEEDWARR
Recvd: 03/03/15 09:28 2 pgs
Fees:13.00 Taxes:481.00
20150303-0018288

Witness my hand this 19th day of February, 2015.

Sherry A. Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sherry A. Dunn , 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 Franklin, Tennessee, this 19th day of February, 2015.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Ex... 7-2015