BILL GARRETT, Davidson County
Trans:T20150023172 DEEDWARR
Recvd: 03/30/15 15:21 2 pgs
Fees:13.00 Taxes:3237.50
20150330-0027373

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2015.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edward A. Hadley	Avenue Bank	
115 Brookfield Avenue	3823 Cleghorn Avenue	129-08-0-B-00200 CO
Nashville, TN 37205	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **115 BROOKFIELD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD A. HADLEY AND JEANNE GRAVES LITTLE HADLEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesse, being Unit "B" 115 Brookfield Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 115 Brookfield Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140415-0031442, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 115 Brookfield Cottages, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140415-0031442, and By-laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cabernet Ventures, LLC by deed from New Life International, a Tennessee non-profit corporation of record in Instrument No. 20070613-0071083 Register's Office for Davidson County, Tennessee, dated June 12, 2007 and recorded on June 13, 2007.

Being a portion of the same property conveyed to Colclasure Company, LLC, a Tennessee limited liability company by Warranty deed from Cabernet Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20140414-0031067 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 14, 2014. Being a portion of the same property conveyed to 115 Brookfield, LLC, a Tennessee limited liability company by Quitclaim deed from Colclasure Company, LLC, a Tennessee limited liability company of record in Instrument No. 20140729-0067532 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 29, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 115 Brookfield Avenue, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2015.

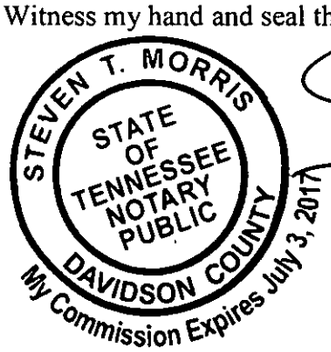
115 Brookfield, LLC

Craig Parrish, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Craig Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of 115 Brookfield, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2015.



Notary Public