WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150029795 DEEDWARR
Recvd: 04/20/15 16:00 2 pgs
Fees: 13.00 Taxes: 333.00

20150420-0035192

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

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

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, LLCDeep River Development, LLC	081-12-0-002.00
(NAME) 2550 Meridian Blvd., Suite 350	(NAME) 2550 Meridian Blvd., Suite 350	
(ADDRESS) Franklin, TN 37067	(ADDRESS) 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, **Jane H. Randolph,** HEREINAFTER CALLED THE GRANTOR, HAS 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, TN, being Lot 309 on the Plan of McGavock's Town, North Nashville, as of record in Book 21, page 23, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Eddie Randolph by Warranty Deed from Trey Lewis, married, dated August 1, 2003, of record in Instrument No. 20030829-0125577, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Eddie Randolph and Jane H. Randolph, husband and wife, by Grant Deed from Eddie Randolph, dated July 31, 2004, of record in Instrument No. 20041110-0135545, Register's Office for Davidson County, Tennessee. The said Eddie Randolph having since died and subject property being vested in Jane H. Randolph as surviving tenant by the entirety.

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 21, page 23; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1702 Arthur Avenue, Nashville, TN 37208
(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.

Witness this 16th day of April, 2015.

Jane H. Randolph

Jane H. Randolph

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jane H. Randolph, 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 purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of April, 2015.

Valerie L Kane

Notary Public

My Commission Expires: 6-4-17

File No.: 20137

