WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031296 DEEDWARR
Recvd: 04/24/15 12:54 2 pgs
Fees:13.00 Taxes:814.00
20150424-0036952

MST 2014-0999/2015-0102 (Seller)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2015

Notary Public 8/23/16

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Briggs Bros, LLC	New Owner	105-07-205.00
(NAME)	(NAME)	
402 Boulder Creek		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, WE, **Charlie Three, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Briggs Bros, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. FOUR (4), OF THE RESUBDIVISION OF LOT TWO (2), HAMILTON SUBDIVISION, of record in Davidson County, Tennessee, and being more fully described by a survey by Southern Land and Assoc. dated 4/3/75 as follows:

BEGINNING at a point 15 feet more or less west of the westerly margin of Rains Avenue, then West 85 feet running back between parallel line measuring 167.5 feet to a dead line in the rear measuring 85 feet.

Being the same property conveyed to Martin Ovalle and Mary E. Ovalle by Special Warranty deed from First Union National Bank of Delaware of record in Instrument Number 20020524-0063619, Register's Office for Davidson County, Tennessee, dated May 8, 2002 and recorded on May 24, 2002.

AND Being the same property conveyed to Charlie Three, LLC by Warranty Deed of Martin Ovalle and Mary E. Ovalle, husband and wife, of record in Instrument No. 20150424-0036951 **, said Register's Office.**

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records.

This property, known as 506 Hamilton Ave, Nashville, TN 37203
(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 my/our hand(s) this 17th DAY OF April 2015.

Charlie Three, LLC

By: _____

Monte Poe, Authorized Agent

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2015.

_____
Notary Public

My Commission Expires: 10/17/16

(SEAL)

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615) 515-7171