(10)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041142 DEEDWARR
Recvd: 05/28/15 09:01 3 pgs
Fees:18.00 Taxes:160.58

20150528-0048910

Melanie D. Dunlap
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 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	105-03-0-264.00
(NAME)	(NAME)	
2550 Meridian Blvd., Ste. 350	2550 Meridian Blvd., Ste. 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,**Estate of Keelam Hayes, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deep River Development, LLC,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 27 on the Map of John Nelson's Addition to Nashville, of record in Book 2, page 182, Register's Office for said County, described as follows:

BEGINNING at a point on the west margin of 2nd Avenue South, 27 feet 6 inches north of the southeast corner of said Lot 27; thence northerly along the westerly margin of said Avenue, 34 feet 3 inches to a point, the southeast corner of a part of said lot conveyed to E. El. Ellas and wife, by deed from S. I. Cason and wife, of record in Book 754, page 589, said Register's Office; thence westerly along said Ellas' south line 127 feet 6 inches to a point in the east margin of an alley; thence with said alley, south 34 feet 3 inches to a point 27 feet 6 inches north of the southwest corner of said Lot 27; thence eastwardly 127 feet 6 inches to the point of beginning.

BEING the same property conveyed to Keelam Hayes by Warranty Deed from Resource2, Inc., a Tennessee Corporation, dated March 25, 1996, of record in Book 10021, page 153, Register's Office for Davidson County, Tennessee. The said Keelam Hayes being one and the same as Keelam Hayes, Jr. The said Keelam Hayes, Jr. having since died intestate.

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 Record Book 2, page 181 of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 1245 2nd Avenue South, Nashville, TN 37210
(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.

Vivian Denise Hayes
VIVIAN DENISE HAYES, Individually

Vivian Denise Hayes, Admnstrator
VIVIAN DENISE HAYES, as Administrator of the Estate of Keelam Hayes, Jr.

Valeria L. Green (by) Vivian D. Hayes AIF
VALERIA L. GREEN by VIVIAN DENISE HAYES, Attorney In Fact

Yolanda Bracey (by) Vivian D. Hayes AIF
YOLANDA BRACEY by VIVIAN DENISE HAYES, Attorney In Fact

Broderick Hayes (by) Vivian D. Hayes AIF
BRODERICK HAYES by VIVIAN DENISE HAYES, Attorney in Fact

Karen Hayes (by) Vivian D. Hayes AIF
KAREN HAYES by VIVIAN DENISE HAYES, Attorney in Fact

Trina Hayes (by) Vivian D. Hayes AIF
TRINA HAYES JORDAN by VIVIAN DENISE HAYES, Attorney in Fact

Benita Hayes (by) Vivian D. Hayes AIF
BENITA HAYES by VIVIAN DENISE HAYES, Attorney in Fact

Frankie Hayes (by) Vivian D. Hayes AIF
FRANKIE HAYES by VIVIAN DENISE HAYES, Attorney in Fact

Frank Hayes (by) Vivian D. Hayes AIF
FRANK HAYES by VIVIAN DENISE HAYES, Attorney in Fact

Quanita Adams (by) Vivian D. Hayes AIF
QUANITA ADAMS by VIVIAN DENISE HAYES, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared VIVIAN DENISE HAYES, 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 Nashville, Tennessee, this 15th day of May, 2015.



Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared VIVIAN DENISE HAYES, as Administrator of the Estate of Keelam Hayes, Jr., 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 Nashville, Tennessee, this 15th day of May, 2015.



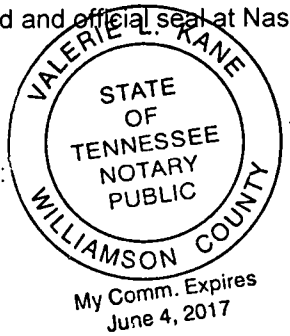
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared VIVIAN DENISE HAYES, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for VALERIA L. GREEN, YOLANDA BRACEY, BRODERICK HAYES, KAREN HAYES, TRINA HAYES JORDAN, BENITA HAYES, FRANKIE HAYES, FRANK HAYES and QUANITA ADAMS, the within named bargainors, and that VIVIAN DENISE HAYES as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of VALERIA L. GREEN, YOLANDA BRACEY, BRODERICK HAYES, KAREN HAYES, TRINA HAYES JORDAN, BENITA HAYES, FRANKIE HAYES, FRANK HAYES and QUANITA ADAMS, the within named bargainors by the said VIVIAN DENISE HAYES, as such Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2015.



Notary Public

My Commission Expires: