WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150044451 DEEDWARR
Recvd: 06/05/15 13:05 2 pgs
Fees: 13.00 Taxes: 1598.40
20150605-0052991

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VALERIE LYNN PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Exp. 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
Christopher Fleming	Christopher Fleming	105-07-0-J-001.00 CO
(NAME)	(NAME)	
621 A Moore Ave.	621 A Moore Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, **Deep River Development, LLC,** a Tennessee limited liability company, formerly known as Kelton Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Fleming,** an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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, TENNESSEE, BEING UNIT A, AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 621 MOORE AVENUE, A HORIZONTAL PROPERTY REGIME, AS OF RECORD IN INSTRUMENT NO. 20140408-0029327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE PROPERTY CONVEYED TO MICHAEL W. KRABOUSANOS, MARRIED, BY WARRANTY DEED FROM PHILLIP STANLEY BACIGALUPO, ADMINISTRATOR OF THE ESTATE OF IRENE M. BACIGALUPO, DATED JANUARY 16, 2012, OF RECORD IN INSTRUMENT NO. 20120117-0004149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PORTION OF THE PROPERTY CONVEYED TO ANNIE JO EARL, UNMARRIED, BY QUITCLAIM DEED FROM MICHAEL W. KRABOUSANOS, MARRIED, DATED JANUARY 16, 2012, OF RECORD IN INSTRUMENT NO. 20120117-0004150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PORTION OF THE PROPERTY CONVEYED TO THE CUMBERLAND HOLDINGS COMPANY, LLC, BY WARRANTY DEED FROM ANNIE JO EARL, UNMARRIED, DATED JUNE 14, 2013, OF RECORD IN INSTRUMENT NO. 20130621-0063916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING A PORTION OF THE PROPERTY CONVEYED TO KELTON INVESTMENTS, LLC, BY WARRANTY DEED FROM THE CUMBERLAND HOLDINGS COMPANY, LLC, DATED FEBRUARY 14, 2014, OF RECORD IN INSTRUMENT NO. 20140218-0013554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KELTON INVESTMENTS, LLC IS NOW KNOWN AS DEEP RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY.

unimproved ☐

This is improved ☐ property, known as 621 A Moore 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.

IN WITNESS WHEREOF, this document was executed this 29th day of May, 2015.

Deep River Development, LLC

By: _____
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2015.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017