BILL GARRETT, Davidson County
Trans:T20150048855 DEEDWARR
Recvd: 06/19/15 08:19 4 pgs
Fees:23.00 Taxes:2516.00

20150619-0058577

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
whichever is greater,
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, for this transfer is $680,000.00

Affiant

Subscribed and sworn to before me, this 10 day of June 2015.

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 1-8-19

Address of New Owner:	Send Tax Bills to:	Tax Information
419 Union, LLC 1415 McKennie Ave Nashville, TN 37206	Same	09302305000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged JEFFREY C. BRANDON hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to 419 UNION, LLC, a Tennessee limited liability company, hereinafter called the Grantee its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on **Exhibit "A"** attached hereto. This property is improved property known as 419 Union Street, Nashville, Tennessee 37219.

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, its heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those the matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference. Grantor does further covenant and bind itself, its heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 10th day of June, 2015.

Jeffrey C. Brandon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey C. Brandon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of June, 2015.

Notary Public

My Commission expires: 2/25/19
FILE NO: 08818

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Legal Description

A certain tract or parcel of land in Nashville, Davidson County, Tennessee being Lot #8 of John Nichols Subdivision on the northern part of Lot 76 of the Original Plan of Nashville a plan of which subdivision is recorded at Page 250 of Minute Book K of the records of the County Court of said Davidson County said Lot #8 as described as follows:

Beginning on the South margin of Union Street at a point twenty-five feet westerly from the West Margin of Overton Alley running thence westerly with the South margin of Union Street twenty-one feet to a point ; thence southerly and at right angles to Union Street one hundred feet to an alley in the rear; thence eastwardly along said alley, twenty-one feet; thence northwardly one hundred feet to the place of beginning.

Being the same property conveyed to Jeffrey C. Brandon in Instrument No. 20030905-0130028 Register's Office for Davidson County, TN.

Property Address: 419 Union Street, Nashville, Tennessee 37219
Tax ID Number: 09302305000

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2015 and beyond, a lien not yet due and payable.