NEW OWNER:

John Eldridge
667 Wedgewood Ave. C
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0599

Map 105 Group 05-0 Parcel 202.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150053891 DEEDWARR
Recvd: 07/06/15 09:23 2 pgs
Fees:13.00 Taxes:1850.00
20150706-0064654

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Thousand and 00/100 Dollars ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **John Eldridge** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit "A" on the Plan of 1719 14th Avenue South Townhomes, and of record in Instrument No. 20140708-0059950, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to TBC Development, LLC, by Warranty Deed from LaNese Campbell, unmarried, dated June 23, 2014, and of record in Instrument No. 2014072-0058179, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1719A 14th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **June, 2015**.

TBC DEVELOPMENT, LLC

MEMBER

James M. Beach, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, James M. Beach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Member of TBC DEVELOPMENT, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 30 day of **June, 2015**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **500,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of **June, 2015**.

NOTARY PUBLIC

My commission expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY