# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055395 DEEDWARR
Recvd: 07/09/15 09:11 2 pgs
Fees:13.00 Taxes:627.21
20150709-0066563

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,516.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2018

**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 Parker | NEW Owner | 081-15-0-174.00 |
| (NAME) | (NAME) | |
| 1817 Knowles Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Parker,** an unmarried man, HEREINAFTER CALLED THE GRANTEES, HIS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 20 ON THE MAP OF J.M., T.J. AND G.W. HARDINGS ADDITION, AS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE OF SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF THOMPSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DEEP RIVER DEVELOPMENT, LLC, BY WARRANTY DEED FROM WILLIAM L. HARRIS, DATED DECEMBER 31, 2014, OF RECORD IN INSTRUMENT NO. 20150106-0001328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**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 Plat Book 21, page 80, of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 1817 Knowles Street, Nashville, TN 37208
(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 hands this 26th day of June, 2015.

Deep River Development, LLC

By: Bryan D. Spicer, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent for Deep River Development, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of Deep River Development, LLC, by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 26th day of June, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21023

