WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150066051 DEEDWARR
Recvd: 08/10/15 09:48 2 pgs
Fees:13.00 Taxes:4621.30
20150810-0079398

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Briggs	New owner	Map 131-1-S
(NAME)	(NAME)	
3333 Trimble Road	∞	Parcel 2.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **3333 B Tremble, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sara Briggs,** 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:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 3333 Trimble Road Cottages, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20140117-0005015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 3333 B Tremble, LLC, a tennessee limited liability company, by Warranty Deed from Angelo Formosa, III, filed for record on February 25, 2014 as Instrument No. 20140225-0015931, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, pages 12 and 13, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20140117-0005015, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3333 Trimble Road, Nashville, TN 37215
(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 5th day of August, 2015.

3333 B Tremble, LLC

By: _____
Britin H. Boatright, Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Britin H. Boatright,** with whom I am personally acquainted (or proved to me on the basis of **Managing Member of 3333 B Tremble, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Managing Member.

WITNESS my hand and seal this 5th day of August, 2015.

_____
Notary Public

My Commission Expires: _____

File No.: 20415027

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017