WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$229,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of October, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason D. Hermansdorfer	NEW OWNER	072-04-0-186.00
1505 Norvel Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deep River Development, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason D. Hermansdorfer and Amanda P. Hermansdorfer, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the plan of Shadowlawn Subdivision of Lot No. 5 of the Williams Tract, of record in Book 1130, page 84, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish Associates - Civil Engineers, November 3, 1958, as follows:

Said Lot No. 30 fronts 60 feet on the north side of Norvel Avenue and runs back between parallel lines, 134.5 feet on the west line according to actual field measure, and 129 feet on the east line to a dead line in the rear on which ot measures 60 feet.

Being the same property conveyed to Deep River Development, LLC, from Andy Maloney, as Trustee for The 1505 Norvel Avenue Trust , by deed on August 20, 2014, of record in Instrument Number 20140822-0076873, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 84, Register's Office Davidson County, Tennessee.

This is improved property known as: **1505 Norvel, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 2, 2015.

Deep River Development, LLC

Authorized Agent

By Hal E. Wilson, III
Authorized Agent

BILL GARRETT, Davidson County
Trans:T20150085391 DEEDWARR
Recvd: 10/07/15 09:02 2 pgs
Fees:13.00 Taxes:847.30
20151007-0102115

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of October, 2015, before me, appeared Hal E. Wilson, III, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Deep River Development, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Hal E. Wilson, III acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 11-6-17

