BILL GARRETT, Davidson County
Trans:T20150099686 DEEDWARR
Recvd: 11/23/15 15:35 2 pgs
Fees:13.00 Taxes:728.90
20151123-0118802

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $197,000.00. Affiant Subscribed and sworn to before me, this the 17th day of November, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
RWA/BVP Associates, LLC		
329 54th Avenue North	New Owner	083-07-0-155.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REAL RESULTS UNLIMITED, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RWA/BVP ASSOCIATES, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 65 on the Plan of a Part of the Tillman Home Tract, Rolling Acres No. Two, Section One, of record in Plat Book 1424, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Urban Place, the common corner of Lots 64 and 65; thence, with the dividing line between said Lots 64 and 65, Northwardly 109.6 feet to a concrete monument; thence with the dividing line between Lots 55 and 65, Eastwardly 102.6 feet to a point in the Westerly margin of Groves Park Road; thence with said margin of said road, Southwardly 86 feet to a concrete monument; thence to the right around a curve, 30.16 feet to a concrete monument in the Northerly margin of Urban Place; thence with said margin of said Urban Place, Westwardly 78.01 feet to the point of beginning.

Being the same property conveyed to Henry H. Simmons and wife, Lorraine Simmons by deed from Hugh J. Stem and wife, Shirley A. Stem of record in Book 4583, page 731, Register's Office for Davidson County, Tennessee, dated March 13, 1972 and recorded on March 14, 1972., The said Henry H. Simmons and wife, Lorraine Simmons, since deceased.

Being the same property conveyed to Terry A. Harper, married by Warranty deed from Conrad H. Simmons, Dianne Simmons Brady and Marinda P. Simmons, Heirs of Lorraine Simmons of record in Instrument No. 20141024-0098205 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 24, 2014 and Scriveners Affidavit recorded in Instrument No. 20141121-0107382.

Being the same property conveyed to George Boedecker, Jr. by Warranty deed from Terry A. Harper, married of record in Instrument No. 20150422-0036092 Register's

Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 22, 2015.

*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 311 Urban Place, Nashville, TN 37206-1774.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of November, 2015.

Real Results Unlimited, LLC

Josh Stewart, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Stewart, 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 of Real Results Unlimited, Inc., and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of November, 2015.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

*Being the same property conveyed to Real Results Unlikmited, LLC by Warranty Deed from George Boedecker, Jr. of record in Instrument No. 20151123-0118800 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 23, 2015.