THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 316,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2015. Notary Public MY COMMISSION EXPIRES: 5-27-19 (AFFIX SEAL)

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Brantley and Barrett Brantley	Ashley + Barrett Brantley	
6104 Louisiana Avenue	6104 Louisiana Avenue	091-02-0-142-00
Nashville, TN 37209	Nashville, TN 37209	
(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, **West Nashville Living, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ashley A Brantley and Barrett H Brantley, wife and husband,**

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 the West 10 feet of Lot No. 5 and the East 25 of Lot No. 7 of Block 10, and part of Block 10 in the rear of said part of Lot No. 5 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County.

Said parts of said lots and block adjoin and front together 35 feet on the North side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to West Nashville Living, LLC, a Tennessee limited liability company by warranty deed from Kudzu Real Estate, Inc., a Tennessee corporation of record in Instrument No. 20150401-0028316 Register's Office for Davidson County, Tennessee, dated 04/01/2015 and recorded on 04/01/2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This IMPROVED property known as **6104 Louisiana Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20150107013 DEEDWARR
Recvd: 12/18/15 13:23 2 pgs
Fees:13.00 Taxes:1169.20
20151218-0127429

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 Grantor's hand this the 11th day of December, 2015.

West Nashville Living, LLC

BY:_____
Mark A. Hayes, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark A. Hayes**, 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 Manager of West Nashville Living, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Manager.

Witness my hand and official seal this the 11th day of December, 2015.

_____
Notary Public

My Commission Expires: 1-9-16

