WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160011177 DEEDWARR
Recvd: 02/10/16 09:13 2 pgs
Fees:13.00 Taxes:1746.03

20160210-0012690

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $471,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 6/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Greene & Young Enterprises, LLC	Greene & Young Enterprises, LLC	105-07-0-I-002.00 CO
(NAME)	(NAME)	
208 Ashlawn Ct.	208 Ashlawn Ct.	
(ADDRESS)	(ADDRESS)	
Florence, AL 35634	Florence, AL 35634	
(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, a limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greene & Young Enterprises, LLC, an Alabama limited liability company,** 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:

BEING UNIT B AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 619 MOORE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS OF RECORD IN INSTRUMENT NO. 20140408-0029326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE PROPERTY CONVEYED TO MICHAEL W. KRABOUSANOS, MARRIED, BY WARRANTY DEED FROM PHILLIP STANLEY BACIGALUPO, ADMINISTRATOR OF THE ESTATE OF IRENE M. BACIGALUPO, DATED JANUARY 16, 2013, OF RECORD IN INSTRUMENT NO. 20120117-0004149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PORTION OF THE PROPERTY CONVEYED TO ANNIE JO EARL, UNMARRIED, BY QUITCLAIM DEED FROM MICHAEL W. KRABOUSANOS, MARRIED, DATED JANUARY 16, 2012, OF RECORD IN INSTRUMENT NO. 20120117-0004150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PORTION OF THE PROPERTY CONVEYED TO THE CUMBERLAND HOLDINGS COMPANY, LLC, BY WARRANTY DEED FROM ANNIE JO EARL, UNMARRIED, DATED JUNE 14, 2013, OF RECORD IN INSTRUMENT NO. 20130621-0063916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO KELTON INVESTMENTS, LLC, BY WARRANTY DEED FROM THE CUMBERLAND HOLDINGS COMPANY, LLC, DATED JANUARY 24, 2014, OF RECORD IN INSTRUMENT NO. 20140129-0008109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KELTON INVESTMENTS, LLC IS NOW KNOWN AS DEEP RIVER DEVELOPMENT, LLC, TENNESSEE LIMITED LIABILITY COMPANY.

This conveyance is subject to the following: Taxes for the year 2016, 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 Book 137, page 90 and Exhibit B of Instrument No. 20140408-0029326, and Restrictions of record in Instrument No. 20140408-0029326, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 619 B Moore Avenue, Nashville, TN 37203

(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.

IN WITNESS WHEREOF, this document was executed this 8th day of February, 2016.

Deep River Development, LLC

By:
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 2016.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017