WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160019798 DEEDWARR
Recvd: 03/10/16 13:43 2 pgs
Fees: 13.00 Taxes: 1165.50

20160310-0023110

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 6-4-2017

(AFFIX SEAL)

VALERIE L. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

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
Katharina Gauss	Katharina Gauss	072-15-0-K-001.00 CO
(NAME)	(NAME)	
1515 5th Ave N #456	1515 5th Ave N #456	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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 Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katharina Gauss,** a single woman, 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 A as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for Homes at 1611 Branch Street, a Horizontal Property Regime with Private Elements, of Instrument No. 20141020-0096339, 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 L. Hudson and daughter, Natasha Hudson, by Installment Deed from Robert H. Herrman, dated April 1, 1997, of record in Book 10434, page 366, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Michael L. Hudson, unmarried and daughter, Natasha Hudson, unmarried, dated August 20, 2014, of record in Instrument No. 20140822-0076554, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for Homes at 1611 Branch Street, a Horizontal Property Regime with Private Elements, of Instrument No. 20141020-0096339, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

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Office for Davidson County, Tennessee. AND

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 843, page 38 and Exhibit B of Instrument No. 20141020-0096339, and Restrictions of record in Instrument No. 20141020-0096339, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1611A Branch Street, Nashville, TN 37216

(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 7th day of March, 2016.

DEEP RIVER DEVELOPMENT, LLC

Bryan D. Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, 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 Deep River Development, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of March, 2016.

Notary Public Valerie Kane
My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

File No.: 22302