(2) Return to: Bridgehouse Title

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me as of the 7th day of March, 2016.

Notary Public

My Commission Expires: 6-4-17

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
Deep River Development, LLC 1421 Norvel Ave Nashville, TN 37216	SAME	061150 19700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Joseph Murphy Escue, Paul Edward Escue, and James Austin Escue**, hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Deep River Development, LLC a Tennessee Limited Liability Company,** its successors and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Shadowlawn Subdivision of record in Plat Book 1130, Page 84, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 60 feet on the northerly side of Norvel Avenue and runs back 151.5 feet on the westerly line and 152.3 feet on the easterly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to James M. Escue and wife, Betty J. Escue by warranty deed from Edward Leroy Shreeve and wife, Linda Sue Arnold Shreeve of record in Book 4355, page 353, Register's Office for Davidson County, Tennessee, dated 08/01/1969 and recorded on 08/05/1969. The said Betty J. Escue having died on July 9, 2010, and having devised her interest to James M. Escue; and the said James M. Escue having subsequently died intestate on September 19, 2015, with his interest having vested in his sole heirs at law, being **Joseph Murphy Escue, Paul Edward Escue, and James Austin Escue**, as further evidenced in the Heirship Affidavit filed of record at Instrument No. 20160321.0026730 conveying the property to the said sole heirs of James M. Escue.

Being improved property known as 1421 Norvel Ave Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

BILL GARRETT, Davidson County
Trans:T20160022937 DEEDWARR
Recvd: 03/21/16 15:01 2 pgs
Fees:13.00 Taxes:488.40
20160321-0026731

1. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 84, Register's Office for Davidson County, Tennessee.

2. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantors further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto as of the 7th day of March, 2016.

Joseph Murphy Escue

Paul Edward Escue

James Austin Escue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **James M. Escue, Paul Edward Escue, and James Austin Escue**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 7th day of March, 2016.

Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019