BILL GARRETT, Davidson County
Trans:T20160024283 DEEDWARR
Recvd: 03/28/16 08:51 2 pgs
Fees:13.00 Taxes:125.80
20160328-0028275

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $34,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Deep River Development, LLC 2550 Meridian Blvd., Ste. 350 Franklin, TN 37067	New Owner	081-15-0-121.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anderson Real Estate Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Deep River Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 75 and 76 on the Plan of J.M.T.J and G.W. Hardings of record in Plat Book 21, Page 80, 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 with the Westerly Margin of 18th Avenue North, Formerly Salem Street, 60 Feet Northerly from the Northerly 30 feet, 10 inches; thence Westerly 105,4 feet more or less, to a point on the line between Lots 67; and 77.90 feet Northerly from the Northerly margin of Formaso Street; thence with said line, Southerly 30 feet to a point 60 feet Northerly from the Northerly margin of said Street; thence Easterly 110 feet more or less, to the beginning.

Being the same property conveyed to Anderson Real Estate Investments, LLC by Warranty Deed from H & S Development, a California Partnership recorded on _____, 2016 in Instrument Number _____, Register's Office for Davidson County, Tennessee. 20160328-0028274

Being the same property conveyed to H&S Development, a California Partnership by Special Warranty deed from Homesales, Inc. of record in Instrument No. 20080806-0081213 Register's Office for Davidson County, Tennessee, dated July 23, 2008 and recorded on August 06, 2008.

This property is improved property known as **1615 Dr. D.B. Todd Jr., Blvd, Nashville, TN, 37208.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 14th day of March, 2016.

Anderson Real Estate Investments, LLC, a
Tennessee limited liability company

By: _____
Michael Anderson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Michael Anderson, Sole Member of Anderson Real Estate Investments, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member.**

Witness my hand and official seal at this the 14th day of March, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024246

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON