Davidson County	DEEDWARR
Recvd: 04/01/16 11:51	2 pgs
Fees:13.00 Taxes:980.50	
20160401-0031054	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

GRN: 161440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Cline III and Lynn Oliver	J. Cline III	061-16-0-091.00
(NAME)	(NAME)	
4109 Addine Street	4109 Addine Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. Cline III and Lynn Oliver, husband and wife,** 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 Lot No. 8 of Block D as shown on the Map of Greenland Estates, which is of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to James L. Turner by Warranty Deed from Martha J. Ransom and husb and, Pat Ransom dated May 18, 1990 and recorded May 23, 1990 in Book 8114, Page 461, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Deep River Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from James L. Turner dated July 23, 2015 and recorded July 27, 2015 as Instrument No. 201507270073529, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, 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 Plat Book 974, page 13, of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4109 Addine 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 31st day of March, 2016.

Deep River Development, LLC
by Bryan D. Spicer, as 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 31st day of March, 2016.

Notary Public

My Commission Expires:

State
Notary Public
My Commission Expires: 6-4-17

File No.: 22640

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

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018