WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029554 DEEDWARR
Recvd: 04/12/16 09:56 2 pgs
Fees: 13.00 Taxes: 1279.83
20160412-0034870

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 14, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,900.00

Emily Jones
Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Kevin Floro	Kevin Floro	091-10-0-B-001.00 CO
(NAME)	(NAME)	
521 Newton Street	521 Newton Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin J. Floro, a single man,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at Newton Street, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150213-0013299, 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 Deep River Development, LLC, by Warranty Deed from Jimmie David Anderson, dated July 7, 2014, of record in Instrument No. 20140708-0060046, Register's Office for Davidson County, Tennessee.

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 332, page 7; Instrument No. 20150108-0002136 and Exhibit B of Instrument No. 20150213-0013299; and Restrictions of record in Instrument No. 20010424-0040298, all appearing of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 521 Newton Street, Nashville, TN 37209
(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 8th day of April, 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 Bryan D. Spicer as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 8th day of April, 2016.

Notary Public
My Commission Expires: 6-4-17

File No.: 22618

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