BILL GARRETT, Davidson County
Trans:T20160037653 DEEDWARR
Recvd: 05/05/16 16:00 2 pgs
Fees:13.00 Taxes:843.60
20160505-0044813

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $228,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of May, 2016. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Potter Brothers Construction		
7003 Old Clarksville Pike	New Owner	091-07-0-338.00
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EAGLE POINT OUTDOOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 724 and the Westerly one-half of Lot No. 722 of Block No. 107, on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 724 and the Westerly part of Lot No. 722 fronts together 47 1/2 feet on the Southerly side of Michigan Avenue and runs back between parallel lines, with the Easterly margin of 49th Avenue North, formerly 8th Street, 150 feet to an alley.

Being the same property conveyed to Mary E. Brown, unmarried by Warranty Deed from Maryline Jackson, an unmarried widow, of record in Book 7125, page 151, Register's Office for Davidson County, Tennessee, dated January 30, 1987 and recorded on February 03, 1987.

Being the same property conveyed to Mary E. Brown, unmarried woman and James E. Brown, unmarried man, as joint tenants in common with rights of survivorship by Quitclaim Deed from Mary E. Brown, an unmarried woman, of record in Instrument No. 20151231-0131460, Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 31, 2015. The said Mary E. Brown died on March 22, 2016, leaving title vested solely in James E. Brown.

Being the same property conveyed to Brian Bowie, unmarried, by deed from James E. Brown, unmarried, of record in Instrument No. 20160505-0044811 Register's Office for Davidson County, Tennessee, dated 5-2-16 and recorded on 5-5-16 .

Being the same property conveyed to Eagle Point Outdoor, LLC, by deed from Brian Bowie, of record in Instrument No. 20160505-0044812 Register's Office for Davidson County, Tennessee, dated 5-2-16 and recorded on 5-5-16 .

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4811 Michigan Avenue, Nashville, TN 37209-2223.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of May, 2016.

Eagle Point Outdoor, LLC

Brian Richardson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Richardson, 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 Sole Member of Eagle Point Outdoor, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017