WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038474 DEEDWARR
Recvd: 05/09/16 14:05 2 pgs
Fees:13.00 Taxes:101.75

20160509-0045843

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 6/4/17

(AFFIX SEAL)

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

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
K and J Properties, LLC	K and J Properties, LLC	147-07-0-056.00
(NAME)	(NAME)	
1733 Fairhaven Ln	1733 Fairhaven Ln	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128-4934	Murfreesboro, TN 37128-4934	
(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,a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K and J Properties, LLC,** a Tennessee limited liability company, 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:

Lot No. 32 as shown on the Map Showing T.C. Cook's Re-Subdivision of Part of The B. F. Cook Old Home Place as of record in Book 547, page 163 of the Register's Office for Davidson County, Tennessee; fronting 51 feet on the north side of a street 18 feet wide in the town of Providence on Nolensville Road near Nashville, Tennessee; and running back between parallel lines 150 feet.

Being the same property conveyed to Lucinda E. Smith, Trustee, by Warranty Deed from James Anthony Gray, unmarried, dated July 29, 1981, of record in Book 5778, page 750, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dale M. Quillen by Quitclaim Deed from Lucinda E. Smith, Trustee, dated January 25, 1996, of record in Book 9942, page 635, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Dale M. Quillen, dated July 21, 2015, of record in Instrument No. 20150724-0073129, 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; and all matters appearing on the plan of record in Book 547, page 163, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 4423 Providence Heights, Nashville, TN 37211
(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 5th day of May, 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 5th day of May, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 22724

