THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 387,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2016. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160046860 DEEDWARR
Recvd: 06/03/16 09:44 2 pgs
Fees:13.00 Taxes:1435.23
20160603-0056049

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Ashley Usher	NEW OWNER	
1604 56th Ave N		09102029100
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, **West Nashville Living, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brooke Ashley Usher,**

HEREINAFTER CALLED THE GRANTEE, HER 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 part of Block H on Plan No. 2 of West Nashville, as shown of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the easterly margin of 56th Avenue North, formerly 15th Street, at the northwest corner of the property conveyed to Benjamin F. Kizer and wife, by Deed from W. F. McCord and wife, of record in Book 1272, Page 625, said Register's Office; thence with Kizer's northerly line, 60 feet; thence northwardly and parallel with the easterly margin of said 56th Avenue North, 75 feet to the southerly margin of an alley; thence with the same westwardly 60 feet to the easterly margin of said 56th Avenue North, thence southwardly 75 feet to the beginning.

Being the same property conveyed to West Nashville Living, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mark Hayes, married, of record in Instrument No. 20151013-0104128, Register's Office for Davidson County, Tennessee, dated October 12, 2015 and recorded on October 13, 2015. (Value of consideration shown in aforementioned Deed $0.00)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1604 56th Ave N, Nashville, TN 37209.**

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 GRANTOR'S hand this the 2nd day of June, 2016.

West Nashville Living, LLC

BY:_____
Mark A. Hayes, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark A. Hayes**, 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 Managing Member of West Nashville Living, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal this the 2nd day of June, 2016.

_____
Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires: 1-6-20