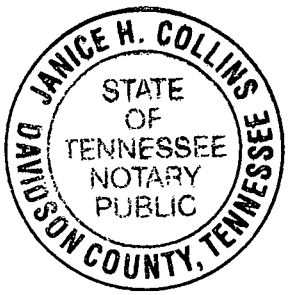
# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00 $533,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2016

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(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 |
|---|---|---|
| Stephen Wilson | Mortgage Investors Group | 103-04 103.00 |
| (NAME) | (NAME) | BILL GARRETT, Davidson County |
| 4501 Wyoming Avenue | 8320 East Walker Springs Ln. | Trans:T20160048032 DEEDWARR |
| (ADDRESS) | (ADDRESS) | Recvd: 06/07/16 13:44 2 pgs |
| Nashville, TN 37209 | Knoxville, TN 37923 | Fees:13.00 Taxes:1972.10 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 20160607-0057403 |

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 **Stephen Wilson and Laura Calverley, 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:

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

Being the northerly 100 feet of Lot No. 1 of Block 3 on the Plan of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 60 feet on the southerly side of Wyoming formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 45th Avenue North, 100 feet to a dead line.

Being the same property conveyed to James C. Marquardt and wife, Laura Quinn Marquardt, by Warranty Deed from Doug Grindstaff, a married person, dated March 30, 2000, of record in Instrument No. 20000404-0033378, Register's Office for Davidson County, Tennessee. The said Laura Quinn Marquardt having since died and subject property being vested in James C. Marquardt as surviving tenant by the entirety. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from James C. Marquardt, dated December 8, 2015, of record in Instrument No. 20151210-0124384, 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 104; and Easement of record in Book 2294, page 471, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4501 Wyoming Avenue, 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 24th 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 himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 24th day of May, 2016.

Notary Public
My Commission Expires: 6-4-17

File No.: 23046

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