WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deep River Development, LLC	Deep River Development, LLC	072-03-0-313.00
(NAME)	(NAME)	
2415 Crestmoor Road	2415 Crestmoor Road	Davidson County DEEDWARR Recvd: 07/06/16 13:50 3 pgs Fees:18.00 Taxes:555.00 **20160706-0069185**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gary W. Mayo and wife, Leslie S. Mayo**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Deep River Development, LLC**, hereinafter called the GRANTEE(S), its successors and/or 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 the westerly one-half of Lot No. 69 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of Lot 69 fronts 50 feet on the northerly margin of Shelton Avenue and extends back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Gary W. Mayo and wife, Leslie S. Mayo by Deed from Robert P. Hannah and wife, Garry Lynn Hannah, dated 08/28/1990, recorded 08/30/1990, of record in Book 8185, Page 286, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1223B Shelton Avenue, Nashville, TN 37216
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 our hands this 1st day of July, 2016.

Gary W. Mayo

Leslie S. Mayo

State of Tennessee
County of Wilson

Personally appeared before me Gary W. Mayo and Leslie S. Mayo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2016.

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

Notary Public

My Commission Expires: 2-22-2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY