Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 22 day of July 2016.

Notary Public Tabatha Edwards
My commission expires: 11-5-19

BILL GARRETT, Davidson County
Trans:T20160063930 DEEDWARR
Recvd: 07/25/16 15:17 2 pgs
Fees:13.00 Taxes:2497.50
20160725-0076510

Address of New Owner:	Send Tax Bills to:	Tax Information
Elliott Cherry 948A Battlefield Drive Nashville TN 37204	New Owner	118 05 0N 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Bryan Development Group, LLC, a Tennessee limited liability company hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Elliott Cherry and Brittany Cherry, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A as established in Declaration of Covenants Conditions and Restrictions for the Row at Battlefield a Horizontal Property Regime with Private Elements of record in Instrument No. 20150304-0019138 Register's Office for Davidson County, Tennessee and with plat attached as Exhibit B to Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryan Development Group LLC by deed from Murphy Goodman of record in Instrument No. 201411140105447 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions for The Row at Battlefield of record in Instrument No. 201503040019138 and in any allied instruments(s) referred to in said restrictions. 3) Survey of subdivision

of Lot 5 of the Noelton Property made by George W. Watkins dated July 14, 1949 4) Ingress and Egress Easement contained in Warranty Deed of record in Book 4201 Page 562

This property is improved property known as 948A Battlefield Drive, Nashville, Tennessee 37204

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 22 day of July, 2016.

Bryan Development Group, LLC

BY: _____ 7/22/2016 _____

Murphy Goodman, Managing Director

Sonya Bernice Goodman, Managing Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Murphy Goodman and Sonya Bernice Goodman, with whom I am personally acquainted, and who acknowledged themselves to be the Managing Directors of Bryan Development Group, LLC, a limited liability company, and as such Managing Directors being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Bryan Development Group, LLC.

Witness my hand, at Brentwood, Tennessee, this 22nd day of July, 2016.

_____
Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09611

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206