THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160065234 DEEDWARR
Recvd: 07/29/16 09:16 2 pgs
Fees: 13.00 Taxes: 1552.15
20160729-0078200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **419,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: March 10, 2019

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. O'Ferrell	Farmington Mortgage	
5405 Tennessee Ave	2002 Richard Jones Road, S/300A New Owner	091-07-0-423.00
Nashville, TN 37209	Nashville, TN 37215	
(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, WE, **Tennessee Avenue Development LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David B. O'Ferrell and husband, John Horner**

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:

Land in Davidson County, Tennessee, being Lot No. 1310, Block 186 on the Map of No. 1, on the Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Linda Saunders, married by Warranty deed from Samantha A. Moore, unmarried of record in Instrument No. 20151106-0113239 Register's Office for Davidson County, Tennessee, dated November 03, 2015 and recorded on November 06, 2015.

Being a portion of the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee limited liability company by Quitclaim deed from Linda Saunders, married of record in Instrument No. 20151230-0131194 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 30, 2015.

Being a portion of the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee limited liability company by Quitclaim deed from Tennessee Avenue Development, LLC, a Tennessee limited liability company of record in Instrument No. 20160120-0005932 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 20, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the current year which have been prorated paid by the Grantor herein; (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 () UNIMPROVED
(X) IMPROVED property known as **5405 Tennessee Ave, 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 ___ hand( ) this the 28th day of July, 2016.

Tennessee Avenue Development LLC

BY: _____

ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, personally appeared **John E. Coleman, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chief Manager** of the maker, **Tennessee Avenue Development LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 28th day of July, 2016.

My Commission expires 10/18/16

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY