(2)

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161844TN

BILL GARRETT, Davidson County
Trans:T20160085856 DEEDWARR
Recvd: 09/29/16 15:32 3 pgs
Fees:18.00 Taxes:351.50
20160929-0102945

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Daniel R. Green	New Owner	
1605 14th Avenue North	1356 Holly Tree Gap Rd.	**81-11-0375.00**
Nashville, TN 37208	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **BRC Enterprises, LLC, an Indiana Limited Liablilty Company,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Daniel R. Green, a married man** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit "A" Attached Hereto

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **BRC Enterprises, LLC** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **BRC Enterprises, LLC** further covenants and binds its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1605 14th Avenue North, Nashville, TN 37208**.

Executed on this 20th day of September, 2016.

BRC Enterprises, LLC
By: Dave Clark, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Dave Clark**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Managing Member of BRC Enterprises, LLC**, the within named bargainor, a limited liability company, and that he as such **Managing Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Managing Member**.

Witness my hand this 20th day of September, 2016.

Notary Public

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12-17-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 20th day of September, 2016.

Notary Public

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12-17-18

Exhibit "A"

Legal Description

Being The southerly one-half of lot No. 273 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Additional to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County.

Said part of lot No. 273 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed by F.G. Drake to James N. Dunn and wife Ethel V. Dunn by Warranty Deed of record in WD Book 1417, Page 424, Register's Office Davidson County, Tennessee.

Being the same property further conveyed to Robert Clark from James N. Dunn and Michael E. Carr by Warranty Deed dated 03/24/2016, filed for record on 03/29/2016 in Instrument No. 20160329-0029399, Register's Office for Davidson County, Tennessee.

James L. Dunn is the sole surviving heir at law of Ethel V. Dunn and Michael E. Carr is the sole surviving heir at law of Mae June Bowman as evidenced by Affidavit of Heirship dated 3/11/2008, filed for record on 03/18/2008 in Instrument No. 20080318-0027012, Register's Office for Davidson County, Tennessee.

Said legal description was further corrected in Correction Deed from James N. Dunn and Michael E. Carr to Robert Clark, dated 9/9/2016 and filed for record on 9/19/2016 in Instrument No. 20160919-0098121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BRC Enterprises, LLC an Indiana limited liability company by Quitclaim Deed from Robert Clark of Record in Instrument # 20160929-0102944, Registers Office for Davidson County Tennessee.