RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160800439

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086019 DEEDWARR
Recvd: 09/30/16 09:18 2 pgs
Fees: 13.00 Taxes: 795.50
20160930-0103152

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this ~~the~~ 23rd day of September, 2016
Notary Public
MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Ronan **918 Ward Street** **Nashville, TN 37207**	*new owner*	**071-12-0-276.00**

FOR AND IN 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,

Brit Prop LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Ronan, unmarried man

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 the easterly 60 feet of Lot No. 53 on the Map of T. I. Wards Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan, of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. SAID part of said lot fronts 60 feet on the southerly side of Ward Street and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Brit Prop LLC, a Tennessee limited liability company, by Warranty Deed from Justin Cutler, a single person, dated 8/27/13 and recorded 8/28/13 in Instrument Number 20130828-0090734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 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 government and zoning regulations.

This is improved (X) property known as **918 Ward Street, Nashville, TN 37207**
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 our hands this 23rd day of September, 2016.

Brit Prop LLC, a Tennessee Limited liability Company

By Geoff Donkin-Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Geoff Donkin with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member of Brit Prop LLC, a Tennessee Limited Liability Company the within named bargainor, and corporation, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Goeff Donkin as such Member..

Witness my hand and official seal at office this the 23rd day of September, 2016.

Commission Expires:_____

Notary Public

