Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2016.

Notary Public
My commission expires: 9-19-18

BILL GARRETT, Davidson County
Trans:T20160091950 DEEDWARR
Recvd: 10/18/16 14:39 2 pgs
Fees:13.00 Taxes:499.50
20161018-0110112

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Deep River Development, LLC 2550 Meridian Blvd Ste 350 Franklin, TN 37067	New Owner	061-15-0-102.00

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, **Trey Cain, Trustee of The 1107 Ardee Avenue Trust,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Deep River Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 , as shown on the map entitled the Map of Resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trey Cain, Trustee of The 1107 Ardee Avenue Trust, from Rosemary McCrary and Virginia Arlene Wall, by Warranty Deed and recorded on September 06, 2016 of record Instrument Number 20160906-0093407, Registers Office for Davidson County, Tennessee.

This property is improved property known as 1107 Ardee Avenue, Nashville, TN, 37216

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

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 the 14th day of October, 2016.

The 1107 Ardee Avenue Trust

By: _____
Trey Cain
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain Trustee of The 1107 Ardee Avenue Trust** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of October, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016104827

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON