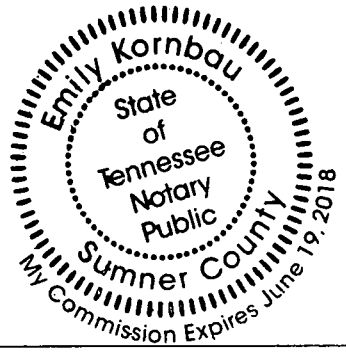
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of January.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6/19/18

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrick Pornlert Ritzel		072 06 0V 001.00 CO
(NAME)	(NAME) new owner	
925 A Elvira Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Six Thousand And Five/100 Dollars ($346,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Branford Properties, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Pornlert Ritzel, a single 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:

Unit 925A of the Cottages at 925 Elvira as shown in the Declaration of Covenants, Conditions, and Restrictions for Cottages at 925 Elvira, a horizontal property regime with private elements of record as Instrument No. 201512040122541, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Branford Properties, LLC by Warranty Deed from Brenda Mayhew, unmarried dated November 24, 2015 and recorded December 1, 2015 in Instrument No. 201512010120934, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 925 A Elvira Ave., Nashville, TN 37216

File Number: MAI-168011SSO

BILL GARRETT, Davidson County
Trans: T20170005996 DEEDWARR
Recvd: 01/20/17 15:38 2 pgs
Fees: 13.00 Taxes: 1282.05
20170120-0006755

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, has 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 13th day of January, 2017.

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Branford Properties, LLC

BY: _____ Member
Brandon Tate, Member

BY: _____ member
Joe Groves, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Tate and Joe Groves, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person(s) to be the sole members of Branford Properties, LLC, the within-named bargainor, a Tennessee limited liability company, and that such Brandon Tate and Joe Groves, as such sole members, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as sole members.

Witness my hand and official seal, this the 13th of January, 2017.

_____
Notary Public

My Commission Expires: 12-23-20

(SEAL)

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