(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170020072 DEEDWARR
Recvd: 03/08/17 14:37 2 pgs
Fees: 13.00 Taxes: 603.10
20170308-0023103

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Braswell	New owner	082-07-474.00
(NAME)	(NAME)	
168 Charleston Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **BC Properties,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Braswell,** 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 part of Lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot No. 1, made by S.M McMurray, of record in Book 421, page 8, said Register's Office, being further Lot No. 9 on a unregistered copy of a subdivision of said Lot No. 1, made by T.R. Sanford, September 27, 1949, as follows:

Beginning at the southerly margin of Arrington Street or Avenue at the common corner of Lots Nos. 8 and 9, shown on said survey; thence southerly along the line between said lots, 120 feet; thence easterly parallel to Arrington Street or Avenue, 43 feet to the corner of Lots Nos. 9 and 10; thence northerly with the line between said lots, 120 feet to the southerly margin of Arrington Street or Avenue; thence westerly along Arrington Street or Avenue, 43 feet to the beginning.

Being the same property conveyed to CLS Investment Properties, Inc., by Warranty Deed from Wade W. Phelps, a single person, dated November 27, 2007, of record in Instrument No. 20071129-0138697, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure from CLS Rental Properties, LLC f/k/a CLS Investment Properties, Inc., dated October 27, 2011, as of record in Instrument No. 20111031-0084544, AND Being the same property conveyed to BC Properties by Quitclaim Deed dated January 1 2016, of record in Instrument No. 20170308-0023102, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 151 and Book 421, page 8; All matters shown on

subdivision of said Lot No. 1, made by T.R. Sanford, September 27, 1949; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 508 Arrington Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 3rd day of March, 2017.

BC PROPERTIES

By: Bryan D. Spicer
Its: Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of BC Properties and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at Franklin, Tennessee, seal this 3rd day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 24849

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019