WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

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
Caley Newberry and Jonathan Newberry	GUARANTY TRUST COMPANY	6115019700
(NAME)	(NAME)	
1421 Norvel Avenue	316 ROBERTROSE DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170025754 DEEDWARR
Recvd: 03/27/17 14:59 2 pgs
Fees:13.00 Taxes:1135.90
20170327-0029790

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, **Deep River Development, LLC,** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Caley Newberry and Jonathan Newberry, wife and husband,** 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 Lot No. 19 on the Plan of Shadowlawn Subdivision, as of record in Book 1130, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 60 feet on the northerly side of Norvel Avenue and runs back 151.5 feet on the westerly line and 152.3 feet on the easterly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to James M. Escue and wife, Betty J. Escue, by Warranty Deed from Edward Leroy Shreeve and wife, Linda Sue Arnold Shreeve, dated August 1, 1969, of record in Book 4355, page 353, Register's Office for Davidson County, Tennessee. Betty J. Escue died whereupon James M. Escue became the sole owner of said property as surviving tenant by the entirety. James M. Escue died on September 19, 2015, and was survived by his sole heirs, Joseph Murphy Escue, Paul Edward Escue and James Austin Escue as shown in Affidavit of Heirship of record in Instrument No. 20160321-0026730, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Joseph Murphy Escue, Paul Edward Escue, and James Austin Escue, dated March 7, 2016, of record Instrument No. 20160321-0026731, Register's Office for 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 Book 1130, page 84; and Easement for sewer/ storm drainage of record in Book 4045, page 290, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1421 Norvel Avenue, Nashville, TN 37216
(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 24th day of March, 2017.

DEEP RIVER DEVELOPMENT, LLC

Bryan D Spicer
Authorized Agent

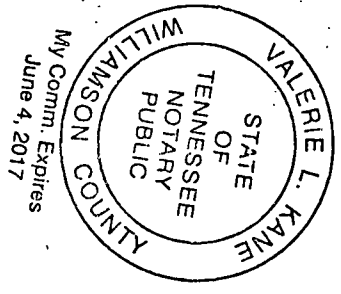
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2017.

Notary Public

My Commission Expires: 6/4/17



File No.: 24991