WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030418 DEEDWARR
Recvd: 04/11/17 10:24 2 pgs
Fees:13.00 Taxes:1942.50
20170411-0035259

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$525,000.00.**

Affiant

Subscribed and sworn to before me this 7 day of April, 2017

Notary Public
My Commission expires: 2/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
March Ventures, LLC	March Ventures, LLC	131-03-0-075.00
4111 Oriole Place	4903 Darlington Court	
Nashville, TN 37215	Nashville, TN 37211-5105	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel S. Bray, and Greg Pohl, a married couple,** hereinafter called the GRANTOR, **Greg Pohl** joins in this conveyance to convey any and all interest that he may have, particularly any marital interest, does hereby bargain, sell, convey and confirm unto **March Ventures, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Birdhaven of record in Plat Book 1130, Page 30, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel S. Bray, an unmarried man from Larry M. Nobles and wife, Virginia W. Nobles by Warranty Deed on July 1, 2014, of record in Instrument Number 20140707-0059707, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $3,680.55 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 131-03-0-075.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 30, and Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1165, Page 562, and Register's Office for Davidson County, Tennessee.

This is improved property known as: **4111 Oriole Place, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 7, 2017.

Daniel S. Bray

Gregory Pohl

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel S. Bray, and Gregory Pohl, a married couple,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 7, 2017

My commission expires 6/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY