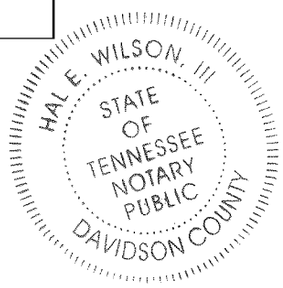
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/17 15:48 2 pgs
Fees:13.00 Taxes:444.00
20170602-0055447



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00**.

Affiant

Subscribed and sworn to before me this 31 day of May, 20 17.

Notary Public
My Commission expires: 1-8-18
(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:
Deep River Development, LLC	SAME	081-02-0-013.00
P.O. Box 159016		
Nashville, TN 37215		

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, **Michael C. Tinsley and Harry C. Tinsley Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Deep River Development, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the unrecorded map of T.L. Herbert, Jr.'s Subdivision of certain lots conveyed to him by the City of NAshville and described according to a copy of a survey by Hickerson and Hickerson, dated May 5, 1964, as follows:

Beginning on an iron pin in the Westerly margin of 24th Avenue North, the common front corner of Lots Nos. 2 and 3 on said map, the same being 962.5 feet from the center line of McKinney Street as projected and 24th Avenue North; thence North 89 deg. 20' West 180 feet to an iron pin; thence South 2 deg. 30' West 50 feet to an iron pin; thence South 89 deg. 20' East 160 feet to an iron pin in the said margin of said 24th Avenue North; thence with said margin, North 2 deg. 30' East 50 feet to the Point of Beginning.

Being the same property conveyed to Michael C. Tinsley and Harry C. Tinsley Jr., from Jimmy E. Allen Jr. and Lloyd R. Spradlin, by deed on August 27, 2009, of record in Instrument Number 20090827-0080703, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **2225 24th Avenue North, Nashville, TN 37208**

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 May 31, 2017.

Michael C. Tinsley

Harry C. Tinsley Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael C. Tinsley and Harry C. Tinsley Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2017

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.