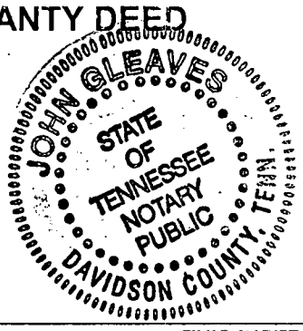
WARRANTY DEED



J-HP-17-4433-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deep River Development, LLC	**New Owner**	
(NAME)	(NAME)	147-07-0-061.00
4235 Hillsboro Pike, Ste. 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA COLLINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEEP RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 37, T. C. COOK'S RE-SUBDIVISION OF PART OF THE B. F. COOK OLD HOME PLACE, as shown on plat of record in Plat Book 547, Page 163, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 37 fronts 103 feet on the Northerly side of an unnamed avenue which is 18 feet wide and runs back between parallel lines 150 feet on the Easterly line and 149 feet on the Westerly line to a dead line on which is measures 44 feet.

Being the same property conveyed to Clarence Collins, Jr and wife Martha Collins by Warranty Deed from Griffin Owens, and sister Bettie Howell and nephew, Howell Ellison of record at Book 1579, Page 597, in the Register's Office of Davidson County, Tennessee. Clarence Collins, Jr having died November 8, 2003.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. C. COOK'S RE-SUBDIVISION OF PART OF THE B. F. COOK OLD HOME PLACE, as recorded in Plat Book 547, Page(s) 163, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4433 Providence Heights, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170059840 DEEDWARR
Recvd: 07/13/17 09:44 2 pgs
Fees:13.00 Taxes:129.50

20170713-0070409

Witness my/our hand(s) this the 30th DAY OF JUNE, 2017.

Martha L Collins

Martha Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA COLLINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

"OFFICIAL SEAL"
ROSE E JOSHUA
Notary Public, State of Illinois
My Commission Expires 3/15/2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212