THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203
P17-23577

BILL GARRETT, Davidson County
Trans:T20170064856 DEEDWARR
Recvd: 07/28/17 10:06 2 pgs
Fees:13.00 Taxes:333.00
20170728-0076566

JAMES H. WILLIAMS REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West Nashville Living, LLC	NEW OWNER	
700 51st Avenue, North		09106015600
Nashville, TN 37209		
(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, WE, **Barry Grant Dean, Jerry Dean, Betty Dean, Glendora Dean, James Dean, Jr., Troy Dean and Melissa Broome,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **West Nashville Living, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 72 on the Plan of West Park Addition of record in Plat Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 52 feet on the easterly side of Trice Drive and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Oscar L. Dean and wife Grover M. Dean by Warranty deed from William G. Beasley and Ed A. Beasley of record in Book 2708, page 529, Register's Office for Davidson County, Tennessee, dated December 27, 1957 and recorded on January 6, 1958. The said Oscar L. Dean, also known as Oscar Lee Deen, died February 23, 1977, leaving Grover M. Dean as tenant by the entirety. The said Grover M. Dean A/K/A Grover Mai Dean died June 16, 1990, her estate and Last Will and Testament having been probated of record in Docket No. 15P-1806, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Order and Last Will and Testament also having been recorded of record in Instrument Nos. 20151124-0119218 and 20151124-0119219, is said Register's Office, devising the subject property to Barry Grant Dean, James T. Dean, Jerry Lee Dean also known as Jerry Dean, and Betty Clark A/K/A Betty Dean. The said James T. Dean, also known as James Thomas Dean, died on January 4, 2015, leaving his heirs as follows: Glendora Dean, James Dean, Jr. A/K/A James T. Dean, Jr., Troy Dean and Melissa Broome as evidenced by Affidavit of Heirship recorded simultaneously herewith as Instrument No. 20170728-0076559, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **910 Trice Drive, Nashville, TN 37209.**

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 Grantor's hands this the 27th day of July, 2017.

Barry Grant Dean
Barry Grant Dean

Jerry Dean by Barry Grant Dean
Jerry Dean by Barry Grant Dean, Attorney-in-Fact

Betty Dean by Barry Grant Dean
Betty Dean by Barry Grant Dean, Attorney-in-Fact

Glendora Dean by Barry Grant Dean
Glendora Dean by Barry Grant Dean, Attorney-in-Fact

James Dean Jr. by Barry Grant Dean
James Dean, Jr., by Barry Grant Dean, Attorney-in-Fact

Troy Dean by Barry Grant Dean
Troy Dean by Barry Grant Dean, Attorney-in-Fact

Melissa Broome by Barry Grant Dean
Melissa Broome by Barry Grant Dean, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barry Grant Dean** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 27th day of July, 2017.

My Commission expires: 6-20

Notary Public

JAMES A. WILLOUGHBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Barry Grant Dean,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Jerry Dean, Betty Dean, Glendora Dean, James Dean, Jr., Troy Dean and Melissa Broome** and who acknowledged that he executed the same as the free act and deed of **Jerry Dean, Betty Dean, Glendora Dean, James Dean, Jr., Troy Dean and Melissa Broome.** Witness my hand and official seal this the 27th day of July, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WILLOUGHBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN