Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Deep River Development, LLC 4235 Hillsboro Pike, Ste. 221 Nashville, TN 37215	Same as New Owner	Map: 61-16 Parcel: 314.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 315 Deaderick Street, Suite 1700 Nashville, TN 37238		

GENERAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Jean Marie Mathews and John David Richardson, Co-Trustees of the Richardson Family Trust** ("Grantor") have bargained and sold, and hereby transfer and convey to **Deep River Development, LLC** ("Grantee"), a Tennessee limited liability company, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 20 Block "E" on the Map of County Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 50 feet on the westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to Ethel Adair by deed from Frank Daniel Morrison and wife, Maxine B. Morrison, of record in Book 2026, page 491, Register's Office for Davidson County, Tennessee. Said Ethel Adair having since died and the property vested in Betty Jean Adair Richardson in accordance with the Last Will and Testament of Ethel Adair as of record in Will Book 77, page 482 of the Probate Court Clerk's Office of Davidson County, Tennessee. Said Betty Jean Adair Richardson having since died, the property vested in Jean Marie Mathews and John David Richardson as Co-Trustees of the Richardson Family Trust established under the Last Will and Testament of Betty Jean Richardson, as of record in Docket No. 09P-866 of the Seventh Circuit Court Clerk's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging to Grantee, its successors and assigns, forever in fee simple.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on subdivision plan of record in Book 843, page 95, Register's Office for Davidson County, Tennessee; all matters contained in that Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage easement of record in Boo 4191, page 13, Register's Office for Davidson County, Tennessee; 2017 Taxes are prorated between the Grantor and Grantee and are assumed by the Grantee.

Bill Garrett Davidson County
DEEDWARR
Batch# 1446 3 pgs
09/15/2017 04:00:47 PM
Fees: $18.00 Taxes: $536.50
20170915-0094795

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

This is improved property known as 1404 Janie Avenue, Nashville, Tennessee 37216.

EFFECTIVE as of the 15th day of September, 2017.

Jean Marie Mathews, Co-Trustee of the
Richardson Family Trust

John David Richardson, Co-Trustee of the
Richardson Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Jean Marie Mathews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the co-trustee of The Richardson Family Trust, the within named bargainor, and that she as the co-trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 14th day of September, 2017.

NOTARY PUBLIC
My Commission Expires: 3-6-18

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared John David Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the co-trustee of The Richardson Family Trust, the within named bargainor, and that he as the co-trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 14th day of September, 2017.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

NOTARY PUBLIC
My Commission Expires: 3-6-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of September, 2017.

September
NOTARY PUBLIC
My Commission Expires: 3-6-18

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018