**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1686

Bill Garrett Davidson County
Batch# 3799 DEEDWARR
09/22/2017 12:00:28 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20170922-0097492

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2017.

Notary Public
Commission Expires: 5.6.19

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| B and M Ventures, LLC<br>4600 Shys Hill Road<br>Nashville, TN 37215 | B+M Ventures, LLC<br>197 Thompson Lane, Suite S<br>Nashville, TN 37211 | 131-11-0-053.00 |

## WARRANTY DEED

FOR AND IN 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, I/WE,

**Judith B Danner Revocable Living Trust dated April 7, 2014**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**B and M Ventures, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 12 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page (s) 81 and 82, 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 Judith Boyer Danner by Warranty Deed from Anne Byrn Whitaker and husband John T. Whitaker of record in Book 11529, Page 934, Register's Office for Davidson County, Tennessee, dated June 11, 1999 and recorded on June 16, 1999.

Being the same property conveyed to Raymond L. Danner, Jr., Trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014 by Quitclaim Deed from Judith Boyer Danner, an unmarried person of record in Instrument No. 20140729-0067300 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 29, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4600 Shys Hill Road, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of September, 2017.

The Judith B. Danner Revocable Living Trust dated April 7, 2014

for Trustee

By: Raymond L. Danner, Jr.
Its: Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raymond L. Danner, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee of The Judith B. Danner Revocable Living Trust dated April 7, 2014.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of September, 2017.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5.6.19

(Notary Seal)