WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215



File No. RW0004129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Minor and Heather Minor	New Owner	081-11-0-423.00
(NAME) 1722 14th Ave N	(NAME) Bill Garrett Davidson County Batch# 103149 DEEDWARR 06/11/2018 02:58:45 PM 2 pgs Fees: $13.00 Taxes: $1,332.00	
(ADDRESS) Nashville, TN, 37208		
(CITY) (STATE) (ZIP)		

20180611-0055980

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, I, **Deep River Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph S. Minor and Heather C. Minor,** Husband*; HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*and wife

Land in Davidson County, Tennessee, being the North One-half of Lot No. 194 on the Plan of D.T. MaGavock and Others Addition of record in Plat Book 21, Page 41, 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 Deep River Development, LLC, a Tennessee limited liability company by Warranty deed from Eric K. Wood Sr., unmarried of record in Instrument No. 2040506-0038409 Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 06, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1722 14th Ave N, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of June, 2018.

Deep River Development, LLC

Joshua L. Hunter, Authorized Agent

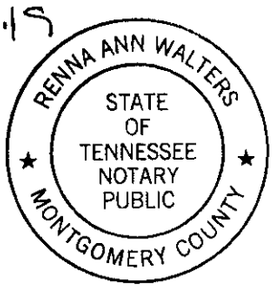
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Agent of Deep River Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand this 6th day of June, 2018.

Notary Public

My commission expires:
8.17.19



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206