(1) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 238175 DEEDWARR
06/04/2019 08:27:47 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190604-0052816

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 29th **day of** May **, 2019.**

Notary Public
My commission expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

10-1904-104136

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
B&B Nashville LLC 217 Cumberland Circle Nashville, TN 37214	Same as new owner	097-02-0-A-254.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marci Turner, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **B&B Nashville LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their 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. 254 on the Final Plat, Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marci Turner, a single woman by deed from Justin Niblett and Ashley Niblett, husband and wife, dated January 15, 2016, recorded January 19, 2016, of record in Instrument No. 20160119-0004739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4018 Hoggett Ford Road, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28 day of May, 2019.

Marci Turner

Marci Turner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marci Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 28 day of May, 2019.

State of Tennessee at Large

My Commission expires: 5/23/22

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2022