Karen Johnson Davidson County
Batch# 286063 DEEDWARR
09/16/2019 10:36:01 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190916-0093531

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2019.

Notary Public

My commission expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
BRG, LLC	BRG, LLC	092-10-0-298.00 & 092-10-0-298.00
523 27th Avenue North	174 Saundersville Rd.	
Nashville, TN 37209	#301 Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **27TH AVENUE PARTNERS, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 20, Block B on the Plan of M. B. and M. S. Pilcher's Resubdivision of part of the Barrow Land of record in Plat Book 57, Page 91, 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 Mark Driver, married and Joan Gilmore, unmarried, tenants in common by Warranty deed from Bankers Trust Company of California, N.A. in trust for the benefit of the Holders of Aames Mortgage Trust 2000-1 mortgage pass through certificates series 2000-1 of record in Instrument No. 20061129-0147104 Register's Office for Davidson County, Tennessee, dated November 16, 2006 and recorded on November 29, 2006.

The said Mark Driver having since died Testate on August 06, 2016. The Last Will and Testament of the said Mark Driver was filed in Probate Case No. 08-16-097-P, Probate Court for Dickson County, Tennessee, The devisees according to the Will are, Brandon Driver (son) Brigitte Nicole Brantley (daughter) and Kristie Driver (daughter).

Being the same property conveyed to 27th Avenue Partners, a Tennessee general partnership by Warranty deed from Joan Gilmore and Brandon Driver and Brigitte Nicole Brantley and Kristie Driver of record in Instrument No. 20171219-0129327 Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on December 19, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 523 27th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of September, 2019.

27th Avenue Partners, a Tennessee Partnership

By: _____
Daniel DePriest, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2019, before me personally appeared Daniel DePriest, Managing Partner of 27th Avenue Partners, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal this 6th day of September, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021