Karen Johnson Davidson County
Batch# 352721 DEEDWARR
02/04/2020 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20200204-0012450

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6131

ADDRESS NEW OWNER:
Michael Reed
2500 Ravine Drive
Nashville, TN 37217

SEND TAX BILL TO:
CapStar Bank
2002 Richard Jones Rd
Ste 300A
Nashville, TN 37215

MAP/PARCEL 135-16-0A-111.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BSR Investment LLC, a Tennessee limited liability company, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Michael Reed, single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Plan of Subdivision for Tracts 8, 9, and 10, Nashboro Village of record in Plat Book 5200, Page 186 thru 189, 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 BSR Investment LLC, a Tennessee Limited Liability Company by Quit Claim deed from BSR Investment, LLC of record in Instrument No. 20140701-0057772 Register's Office for Davidson County, Tennessee, dated June 19, 2014 and recorded on July 01, 2014.

This is improved property known as: **2500 Ravine Drive, Nashville, Tennessee 37217**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 3rd day of February, 2020.

WITNESS MY HAND on this the 3rd day of February, 2020

BSR Investment LLC, a Tennessee limited liability company

RLW Jr Member

By: Robert L. Wood, Jr., Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert L. Wood, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be a Member of BSR Investment, LLC, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

WITNESS my hand and official seals at office this 3rd day of February, 2020.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/20/22

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $242,500.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of February, 2020.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/20/22

File No: 200013

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

