Davidson County DEEDWARR
Recvd: 04/22/05 12:39 2 pgs
Fees:13.00 Taxes:647.50

20050422-0045093

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Voda Property Development, LLC	Voda Property Development, LLC	083-05-0
1300 Shelton Avenue	1300 Shelton Avenue	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 361.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Seventy Five Thousand Dollars and Zero Cents ($175,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sandra H. Laughlin, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Voda Property Development, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 88.0 feet of the northerly 240.0 feet of Block No. 2 on the Corrected Plan of T.P. Weakley's Subdivision of Blocks 1, 2 & 3 of record in Plat Book 161, page 105, as corrected in Plat Book 421, page 50, Register's Office for Davidson County, Tennessee, described as follows, to wit:

SAID part of Block No. 2 fronts 88.0 feet on the southerly side of Franklin or Seymour Avenue and runs back between parallel lines 240.0 feet to the northerly margin of a proposed alley.

BEING the same property conveyed to Sandra H. Laughlin, a married woman, by deed dated November 26, 1997, from Ronald D. Denton and wife, Deborah B. Denton, of record in Book 10703, page 654, Register's Office for Davidson County, Tennessee.

John Laughlin, spouse of Sandra H. Laughlin, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 1500 Franklin Avenue, Nashville, TN 37206

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 20th day of April, 2005.

John Laughlin

Sandra H. Laughlin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Sandra H. Laughlin and John Laughlin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee