Davidson County DEEDWARR
Recvd: 10/24/05 11:47 2 pgs
Fees:13.00 Taxes:612.35

20051024-0127993

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES 3-22-08

(AFFIX SEAL)

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	083-13-0
1300 Shelton Avenue	1300 Shelton Avenue	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 421.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand Five Hundred Dollars and Zero Cents ($165,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Benjamin F. Newsom, Jr., a single person, 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 Lot No. 121, Block N, on the Plan of Lindsley Homeplace of record in Chancery Court Book 2, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Benjamin F. Newsom, Jr., and wife, Cheryl A. Newson, by deed dated October 16, 1987, from Robert C. King, unmarried, of record in Book 7396, page 167, Register's Office for Davidson County, Tennessee. Cheryl A. Newsom, being one and the same person as Cheryl A. "Newson", conveyed her interest in subject property to Benjamin F. Newsom, Jr., by Quitclaim Deed dated April 27, 1999, of record in Book 11518, page 654, said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1512 Fatherland Street, Nashville, Tennessee 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, his/her heirs 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 14th day of October, 2005.

Benjamin F. Newsom, Jr.

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 Benjamin F. Newsom, Jr.,, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2005.

Commission expires: 3-22-08

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

~~Mitchell A. Watts~~ Jason Chaffin Notary Public