WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 10:25 2 pgs
Fees:13.00 Taxes:1785.25

20051227-0153618

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

KATHY SNYDER NOTARY Exp. 5/28/06 DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary B. McLaughlin	Mary B. McLaughlin	Map 117-09-0-A
(NAME) 10 Foxhall Close	(NAME) 10 Foxhall Close	Parcel 10
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VOSSLAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY B. MCLAUGHLIN,** HEREINAFTER CALLED THE GRANTEES, 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. 10 on the Plan of Resubdivision of Lots 10 and 12 of Foxhall Close of record in Book 4955, page 106 as amended in Book 5199, page 486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vossland Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Wade M. Craig, Jr., Trustee of the Hogan Childrens' Trust of record in Instrument #20031003-0146400, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and paid by the grantor(s); (b) all matters appearing on the plan of record in Book 4955, page 106 as amended in Book 5199, page 486 and Amendment to Plan, of record in Book 5005, page 136, said Register's Office; (c) restrictive covenants of record in Book 4954, page 586, Book 5875, page 873 and Book 5832, page 378, said Register's Office; and (d) easements of record in Book 6576, page 21, Book 3401, page 545 and Book 3947, page 20, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 10 Foxhall Close, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of December, 2005.

Vossland Development, LLC

By: _____
John R. Robinson, Member

By: _____
Richie Simmons, Member

By: _____
Matthew Keuning, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John R. Robinson and Richie Simmons and Matthew Keuning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of Vossland Development, LLC the within named bargainor, a limited liability company and that they as such Members, of Vossland Development, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public