Davidson County DEEDWARR
Recvd: 11/22/06 15:37 2 pgs
Fees:13.00 Taxes:510.60
20061122-0145447

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20 th DAY OF November, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vassion Investment Properties LLC 401 Bowling Ave Suite 20 Nashville, TN 37205	Same	Map 10509045800 Parcel

For and in 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,

John M. Sowell and wife, Ola Mai Sowell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Vassion Investment Properties, LLC,
a Tennessee Limited Liabilty Company

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:

Being Lot No. 1 on the Plan of Edgehill Estates, Section 95, of record in Book 4715, page 177, Register's Office for Davidson County, Tennessee, described as follows:

Legal Continued:

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐ un ☒ improved property known as: 1807 Hillside Ave (aka 401 Wade Ave) Nashville, TN 37203
(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(s) this 20 th day of November, 2006.

John M. Sowell

Ola Mai Sowell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John M. Sowell and wife, Ola Mai Sowell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 3-31-07

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Legal Continued:

BEGINNING at a point in the southerly margin of Wade Avenue, said point being the common front corner of Lots 1 and 2 of said plan; thence, with the line between said two lots, southerly 88.92 feet to an iron pin; thence leaving said common line south 81 deg 12' 30" East 99.71 feet to a concrete monument in the westerly margin of Hillside Avenue; thence with the margin of the same, northerly 65.49 feet to a concrete monument at the beginning of a curve to the left having a radius of 20.0 feet; thence around said curve northwesterly a distance of 30.91 feet to a concrete monument in the southerly margin of Wade Avenue; thence, with the margin of the same westerly 77.89 feet to the point of beginning.

Subject to Restrictions of record in Book 4220, page 723, Register's Office, Davidson County, Tennessee.

This conveyance of said property is made expressly subject to these Grantees and future Grantees, their heirs and assigns, being members of a "Homeowners Association" that is or will be formed in accordance with the requirements of the Turnkey III, Homeownership Opportunity Program, Project Tenn 5-18 and the said Grantees or Owners must comply with the by-laws and/or Charter of the said "Association" and the said Grantees or Owners are subject to assessment for the payment of maintenance and management fees, if any, for the common properties designated by said Project No. Tenn 5-18, The "Association" and/or the Metropolitan Development and Housing Agency may file a lien to secure payment of said fees, which lien would be secondary to any first mortgage on said properties.

Being the same property conveyed to John M. Sowell and wife, Ola Mai Sowell, dated November 14, 1980, by Warranty Deed from Metropolitan Development & Housing Agency, formerly The Nashville Housing Authority, and recorded in Deed Book 5679, page 876, in the Register of Deeds Office in and for Davidson County, Tennessee.

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027