RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,000.00~~ $119,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF MARCH, 2008. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

return to > Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Ericka Birdsong and Gerry Pullens	United Wholesale Mortgage	
(NAME)	(NAME)	
3834 Sam Boney Drive	555 South Adams Road	Map 133-11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham MI 48009	Parcel 041.00
(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, **MIDDLE TENNESSEE HOLDINGS, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERICKA BIRDSONG, A SINGLE WOMAN AND GERRY PULLENS, A SINGLE MAN**, 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, TN, being Lot No. 31 on the Plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee.
Said Lot No. 31 fronts 50 feet on the easterly side of Sam Boney drive and extends back 219.3 feet on the northerly line and 214.2 feet on the southerly line to a dead line in the rear, which is a broken line, measuring a total of 124.2 feet thereon.

Being the same property conveyed to Middle Tennessee Holdings, LLC, from Estate of Emmie P. Durrett, Carl P. Durrett, Administrator, by Warranty Deed dated October 16, 2007, recorded 10/17/07 in Instrument No. 20071017-0123051, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3834 Sam Boney Drive, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 03/10/08 10:01 2 pgs
Fees:13.00 Taxes:443.63
20080310-0023709

Witness our hands this 5th day of March, 2008.

Middle Tennessee Holdings, LLC
By: David R. Jenner, Member

Middle Tennessee Holdings, LLC
By: Charles W. Devier, IV, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David R. Jenner and Charles W. Devier, IV., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members, and is authorized to execute the instrument on behalf of Middle Tennessee Holdings, LLC, the within named bargainor, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and seal this 6th day of March, 2008.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 2, 2011