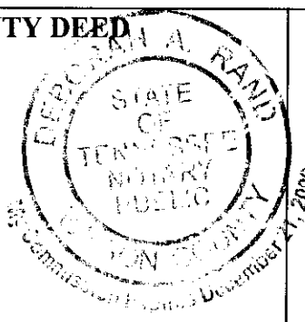
File No. 80775

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/16/08 13:30 3 pgs
Fees:18.00 Taxes:218.30

20081216-0120503

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Vicki DuHon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2008

Deborah A Rand
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diversified Management Group, LLC	Diversified Management Group, LLC	71-4/075.00
(NAME) 2617 Jones Avenue	(NAME) 2617 Jones Avenue	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Deborah Littrell Pigna, Successor Trustee of the James William Littrell, Jr. Living Trust dated July 7, 2006, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diversified Management Group, LLC, 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. 379 on the Plan of Joywood Heights, Section 2-A, of record in Plat book 1424, Page 20, Register's Office for said County. Said Lot No. 379 fronts 60 feet on the easterly side of Jones Avenue and extends back 191.50 feet on the northerly line and 186.8 feet on the southerly line, to a dead line measuring 60.50 feet thereon.

Being the same property conveyed to James W. Littrell and wife, Neola Littrell by deed from Clayton B. Bracey and wife, Edna R. Bracey dated February 7, 1958 and recorded in Book 2737, Page 495, Register's Office for Davidson County, Tennessee. **The said Neola Littrell having since died, leaving James W. Littrell the survlving tenant by the entirety. Further** conveyed to James W. Littrell, Jr., Trustee of the James William Littrell, Jr. Living Trust dated July 7, 2006 by quitclaim dated July 7, 2006 and recorded on July 14, 2006 in Instrument No. 20060714-0084756, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2617 Jones Avenue, Nashville, TN 37207

(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.

File No. 80775
Witness my hand this 18th day of November, 2008.

Deborah Littrell Pigna, Successor Trustee
~~James W. Littrell, Jr., Trustee~~ of the James William
Littrell, Jr. Living Trust dated July 7, 2006

By: Deborah Littrell Pigna, trustee
Deborah Littrell Pigna, *Trustee
*Successor

STATE OF TENNESSEE
COUNTY OF SUMNER

Witness my hand and official seal this 18th day of November, 2008.

Commission expires: 2-28-12

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

File No. 80775

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Littrell Pigna, Successor Trustee of the James William Littrell, Jr. Living Trust dated July 7, 2006, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2008.

Commission expires: 7-28-10

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public