BILL GARRETT, Davidson County
Trans:T20110060195 DEEDWARR
Recvd: 09/28/11 10:39 2 pgs
Fees:13.00 Taxes:166.50
20110928-0075028

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-16-14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
LAURA D. HARRIS

R-JD-11-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fiddlehead Developers, LLC	Jeff Middlebrooks (NAME)	
197 37th Ave. (ADDRESS)	197 37th Ave. (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37209 (CITY) (STATE) (ZIP)	83-13-365.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KASSANDRA GREEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FIDDLEHEAD DEVELOPERS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LOT 10, ON THE REVISED PLAN OF SHELBY VILLAGE NO. 1, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 1835, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LESS AND EXCEPT THE SOUTH PART OF LOT 10, CONVEYED TO ROBERT D. OESER AND WIFE, MILDRED MARSHALL OESER, BY DEED OF RECORD AT BOOK 2028, PAGE 577, IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DONELSON CONSTRUCTION & DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION TO KASSANDRA GREEN, AS RECORDED ON THE 2ND OF SEPTEMBER, 2011 IN INSTRUMENT NO. 20110902-0068220; SHALEEN T. MCCORMICK TO DONELSON CONSTRUCTION & DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION AS RECORDED ON THE 16TH DAY OF JULY, 2009 IN INSTRUMENT NO. 20090716-0066778; QUITCLAIM DEED FROM DCDC (DONELSON CONSTRUCTION & DEVELOPMENT CORPORATION) TO DCDC & SHALEEN T. MCCORMICK AS RECORDED ON THE 15TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060515-0056661; QUITCLAIM DEED FROM JOHN DONELSON IV TO DCDC (DONELSON CONSTRUCTION & DEVELOPMENT CORPORATION "DBA" AS DCDC) AS RECORDED ON THE 18TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051018-0125371 AND WARRANTY DEED FROM GREGORY J. PULLEY TO JOHN DONELSON, IV AS RECORDED ON THE 3RD DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050803-0091335, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 1835, PAGE(S) 63, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved (X)
This is improved ( ) property, known as 0 South 15th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of September, 2011.

Kassandra Green

Kassandra Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kassandra Green, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 21st day of September, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903