WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075440 DEEDWARR
Recvd: 11/30/11 14:10 2 pgs
Fees:13.00 Taxes:952.75
20111130-0093179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Villa Place Properties, LLC	**Same as New Owner**	
(NAME)	(NAME)	**Map 105-10**
231 Waterbury Circle		
(ADDRESS)	(ADDRESS)	**Parcel 118.00**
Franklin, TN 37067		
(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, **CALVIN MCCAIN AND WIFE, PAMELA MCCAIN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VILLA PLACE PROPERTIES, LLC, Tennessee limited liability 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:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 13 the Southerly ¼ foot front and the 15/100 in the rear of Lot No. 14 in the B. F. Shields Plan of Lots, as of record in Book 57, page 31, Register's Office for said county and the northwesterly part of Lot No. 116 in the M.A. Spurrs Subdivision of Lot Nos. 8, 74 and 75 of the Boyd Ament Tract, of land, a plan of which subdivision is of record in Book 21, page 83, said Register's Office, and described according to a disposition survey by Thomas B. Lee dated January 12, 1976, and described as follows:

Beginning at an iron pin in the westerly margin of Villa Place 401.75 feet south of Grand Avenue; thence in a southerly direction along the margin of the same 57.15 feet to an iron pin; thence leaving said margin 81 deg. 11'30" West, 150.8 feet to Alley No. 436; thence in a northerly direction along said alley 54.45 feet to an iron pin; thence South 82 deg. 13' East, 150.8 feet to the point of beginning.

Being the same property conveyed to Calvin McCain and Pamela McCain by Quitclaim Deed from Pamela McCain, filed for record July 8, 2003 in Instrument No. 20030708-0093435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes paid at closing, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 31 and Book 21, page 83, said Register's Office; (c) Restrictive covenants contained in Book 4220, page 723, Book 5086, page 503, and Book 6236, page 263, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1017 Villa Place, Nashville, TN 37212**

(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 our hands this 29th day of November, 2011.

Calvin McCain

Pamela McCain

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Calvin McCain and Pamela McCain**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2011.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Notary Public