BILL GARRETT, Davidson County
Trans:T20120052383 DEEDWARR
Recvd: 07/17/12 08:31 2 pgs
Fees:13.00 Taxes:1850.00
20120717-0062616

WARRANTY DEED

R-MK-12-216

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

MCJ
Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Little Village Homes, LLC	Little Village Homes, LLC	
2206 21st Avenue South (ADDRESS)	2206 21st Avenue South (NAME) (ADDRESS)	1040104500
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	10401022300, 104010449

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIE DEE ANDREWS ELLIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LITTLE VILLAGE HOMES, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 133, 134 AND 135 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 109, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BUNAR C. ELLIS AND WIFE, WILLIE DEE ELLIS, BY DEED FROM ELLIOT G. JACOBS AND WIFE, MARJORIE M. JACOBS OF RECORD IN BOOK 4364, PAGE 455 AND RE-RECORDED IN BOOK 4411, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 1969, THE SAID BUNAR C. ELLIS CONVEYING HIS ONE-HALF UNDIVIDED INTEREST UNTO MICHAEL F. MONDELLI, TRUSTEE AND FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THE CONVEYANCE, CONVEYS TO WILLIE DEE ANDREWS ELLIS, UNMARRIED BY QUITCLAIM DEED OF RECORD IN BOOK 4909, PAGE 663, DATED JUNE 11, 1974 AND FURTHER WILLIE DEE ANDREWS ELLIS, UNMARRIED CONVEYED UNTO WILLIE DEED ANDREWS ELLIS, UNMARRIED BY QUITCLAIM DEED TO OBTAIN NEW MAP AND PARCELS FOR EACH LOT OF RECORD IN INSTRUMENT NO. 20120430-0036922 (LOT 133), INSTRUMENT NO. 20120430-0036920 (LOT 134) AND INSTRUMENT NO. 20120430-0036921 (LOT 135), ALL DATED APRIL 26, 2012.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 216A, 216B and 216C 38th Avenue North, Nashville, Tennessee 37209
(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 12th day of July, 2012.

Willie Dee Andrews Ellis

Willie Dee Andrews Ellis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willie Dee Andrews Ellis, 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.

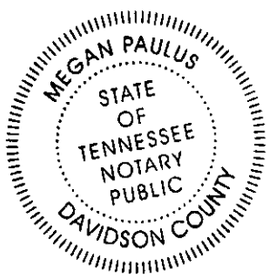
Witness my hand and official seal, this the 29th day of June, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)



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