PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51475
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Little Village Homes, LLC, a Tennessee limited liability company 2206 21st Avenue South Nashville, TN 37212	SAME

BILL GARRETT, Davidson County
Trans:T20120058061 DEEDWARR
Recvd: 08/06/12 13:52 2 pgs
Fees:13.00 Taxes:2645.50
20120806-0069831

TAX MAP-PARCEL NUMBERS: 11707013800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erin O'Hara, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Little Village Homes, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being lot No. 107 on the Plan of the North part of Noel's Subdivision of Watkins Grove of record in Book 547, page 156, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin Ann O'Hara and David B. Gordon husband and wife by Warranty Deed from Margo Todd, dated March 29, 2004 and recorded on April 5, 2004 of record in Doc. No. 20040405-0037827, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 12, 2011, recorded on May 10, 2012, of record in Doc. No. 20120510-0040757, said Register's Office, David Bruce Gordon conveyed his interest in subject property to Erin O'Hara. Erin O'Hara and Erin Ann O'Hara are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 156, said Register's Office.

This is improved property, known as: 1709 Stokes Lane, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2012.

Erin O'Hara

Michael O'Connor

State of TENNESSEE
County of DAVIDSON

On this 3rd day of August, 2012 , before me the undersigned authority, personally appeared **Erin O'Hara and Michael O'Connor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $715,000.00

William A. Graham
Affiant

Sworn and subscribed before me this the 3rd day of August, 2012

My Commission Expires: 03-25-2015

Jessica Hight
Notary Public

JESSICA HIGHT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.