121-362
Register Return to:
La.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of December, 2012 by and between **Little Village Homes, LLC, a Tennessee limited liability company**, hereinafter referred to as GRANTOR, and **Chadrick T. Martin and Heather S. Martin, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 83, Bransford Realty Co's West End Heights Subdivision, as shown on plan of record in Plat Book 332, pages 124 and 125, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Little Village Homes, LLC a Tennessee limited liability company, by Quitclaim Deed, from Village Real Estates Services, LLC, on and the same entity as Village People, LLC, a Tennessee limited liability company, dated June 19, 2012 and recorded June 20, 2012, of record in Instrument 20120620-0054085, Register's Office for Davidson County, Tennessee.

PREVIOUSLY BEING the same property conveyed to Village Real Estates Services, LLC, by Warranty Deed, from Michael T. Hill and wife, Jennifer A. Hill, dated November 23, 2011 and recorded November 29, 2011, of recorded in Instrument 20111129-0092691, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 3311 Acklen Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Little Village Homes, LLC

By: MLD
Mark Deutschmann, President

BILL GARRETT, Davidson County
Trans:T20120096998 DEEDWARR
Recvd: 12/19/12 11:16 2 pgs
Fees:13.00 Taxes:2904.50
20121219-0116879

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Mark Deutschmann** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Little Village Homes, LLC**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Nash. TN, this the 14th day of December, 2012.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Chadrick T. Martin and Heather S. Martin
3311 Acklen Avenue,
Nashville, TN 37212

Send Tax Statements to:
Pinnacle Bank
150 3rd Avenue South, Ste 900
Nashville, TN 37201

Map & Parcel 104-06-0-097

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $785,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Chadrick T. Martin
Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of December, 2012.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-382