# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-13-1709

**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 |
|---|---|---|
| Nord GW Bathon | New Owner | |
| 1709 Stokes Lane (ADDRESS) | (NAME) (ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 117-07-0-138.00 |

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, I/we LITTLE VILLAGE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NORD GW BATHON AND DOROTHY A. BATHON, HUSBAND AND WIFE, 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 NO. 107-A ON THE PLAN OF THE FINAL PLAT OF RESUBDIVISION OF LOT 107 NORTH PART OF NOEL'S SUBDIVISION OF WATKINS' GROVE, OF RECORD IN INSTRUMENT NUMBER 20130207-0012904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO LITTLE VILLAGE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ERIN O'HARA, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20120806-0069831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2012, AND RECORDED AUGUST 6, 2012.

THIS CONVEYANCE IS SUBJECT TO 1) 2013 COUNTY TAXES 2) ALL MATTERS OF RECORD IN INSTRUMENT NO. 20130207-0012904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE 3) DECLARATION OF EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS FILED FOR RECORD IN INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE 4) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 1709 Stokes Lane, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20130037129 DEEDWARR
Recvd: 05/03/13 12:53 2 pgs
Fees:13.00 Taxes:3052.50
20130503-0044979

Witness my/our hand(s) this 26th day of April, 2013.

Little Village Homes, LLC

BY: _____

Mark Deutschmann, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of April, 2013, before me personally appeared Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Little Village Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of April, 2013.

_____
Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

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