NEW OWNER:

Stella Houses, LLC
320 Old Hickory Blvd. #701
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-0949

Map 061 Group 11 Parcel 0040.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130078801 DEEDWARR
Recvd: 09/11/13 13:12 2 pgs
Fees:13.00 Taxes:190.55
20130911-0095936

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-One Thousand Five Hundred and 00/100 Dollars** (**$51,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **LEE SMITH a/k/a CLELL LEE SMITH** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STELLA HOUSES, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being the westerly 50 feet of Lot No. 39, PLAN OF MAPLEWOOD MANOR Subdivision, of record in Plat Book 547, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property as conveyed by Quit Claim Deed to Lee Smith, an unmarried person, from Douglas Ray Smith, an unmarried person, as recorded on the 15th day of March, 2007 in Instrument No. 20070315-0031696; Being the same property as conveyed by Warranty Deed to Douglas Ray Smith, from Robert Virgil Troupe, Executor of the Ora Sue Troupe Estate, as recorded on the 13th day of September, 2006 in Instrument No. 20060913-0113222, all of record in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 911 Virginia Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 6 day of **September, 2013.**

CLELL LEE SMITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CLELL LEE SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 6 day of **September, 2013.**

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **51,500.00**

AFFIANT

Sworn to and subscribed to before me 6 day of **September, 2013.**

NOTARY PUBLIC

My commission expires: 11/3/15

ETTA CARTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON