

My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $101,100.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2013.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STELLA HOUSES, LLC	**NEW OWNER**	**06114012400**
320 OLD HICKORY BLVD, #701		
NASHVILLE, TN 37221		

BILL GARRETT, Davidson County
Trans:T20130085494 DEEDWARR
Recvd: 10/03/13 09:55 2 pgs
Fees:13.00 Taxes:374.07

20131003-0103831

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CHRISTOPHER D. LEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STELLA HOUSES, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots Nos. 65 and 66 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County. as follows:

BEGINNING at a point in the east margin of Burrus Avenue 32.25 feet south of the south margin of Clark Street, being 25 feet north of the corner of Lots Nos. 65 and 66;: thence easterly 175.0' feet to a point which is 30 feet north of the line between Lots Nos. 65 and 66; thence south easterly 65 feet to a point which is 35 feet south of the line between Lots Nos. 65 and 66; thence westerly parallel to the line between said lots 175 feet to the east margin of Burrus Avenue; thence with the margin of same northeasterly 60 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO BRENDA G. LEE BY WARRANTY DEED FROM ALLENE BUTTREY, DATED 10/15/1998 RECORDED ON 10/15/1998 IN BOOK 11157 PAGES 20-23 SAID REGISTER'S OFFICE FOR SAID COUNTY. SCRIVENERS AFFIDAVIT OF RECORD IN BOOK 11708 PAGE 610 SAID REGISTER'S OFFICE FOR SAID COUNTY. THE SAID BRENDA G LEE HAVING SINCE DIED INTESTATE, ON FEBRUARY 10, 2012, LEAVING AS HER ONLY HEIR, CHRISTOPHER D LEE BY AFFIDAVIT OF HEIRSHIP RECORDED ON SEPTEMBER 13, 2013 IN INSTRUMENT NUMBER 20130913-0096883 and INSTRUMENT NUMBER 20130913-0096884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 3826 BURRUS STREET, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 26th day of September, 2013.

CHRISTOPHER D. LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER D. LEE, the within named Grantors, 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, at office, this 26th day of September, 2013.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016