BOX 30-3

PREPARED BY: BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

RECORDER'S INFORMATION

BILL GARRETT, Davidson County
Trans:T20130090076 DEEDWARR
Recvd: 10/18/13 15:21 2 pgs
Fees:13.00 Taxes:1319.48
20131018-0109266

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010956

MAP - PARCEL NO:
172-15-0-C0014.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Debra L. Neary	Sumner Bank and Trust	172-15-0-C-014.00CO
2820 Brentwood Knoll Ct.	780 Browns Lane	
Nashville, TN 37211	Gallatin, TN 37066	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHERN ELITE CUSTOM HOMES, LLC, a Tennessee Limited Liability Company,** has bargained and sold and by these presents do transfer and convey unto **MATTHEW L. NEARY and wife, DEBRA L. NEARY**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Phase One, Brentwood Knoll, of record in Instrument No. 20080522-0052623, Register's Office for said County, to which plan reference is hereby made for a complete description of the property.

Being a portion of the same property conveyed to Andre Jaeckle by Special Warranty Deed from Community South Bank, a Tennessee state banking corporation, dated August 27, 2010 and recorded on August 30, 2010, of record in Doc. No. 20100830-0068277, Register's Office for Davidson County, Tennessee.

And further conveyed to Southern Elite Custom Homes, LLC, a Tennessee Limited Liablity Company by Quitclaim Deed from Andre Jaeckle, of record in Instrument No. 20130918-0098424, Register's Office for Davidson County, Tennessee, dated September 6, 2013 and recorded September 18, 2013.

This property is known as 2820 Brentwood Knoll Court, Nashville, TN 37211

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Davidson County property taxes for subsequent years are a lien but are not yet due and payable.**
2. **All matters as shown on the Plan of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee.**
3. **Restrictive covenants with By-Laws of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.**
4. **Storm water detention agreement of record in Instrument No. 20051230-0156498, Registers' Office for Davidson County, Tennessee.**

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this the 16th day of October, **2013.**

SOUTHERN ELITE CUSTOM HOMES LLC

By: Terry Dale Davenport Jr.
TERRY DALE DAVENPORT, JR.,
Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **TERRY DALE DAVENPORT, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of **SOUTHERN ELITE CUSTOM HOMES, LLC**, the within named bargainor, a limited liability company, and that he as such Managing Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member, respectively.

WITNESS my hand and seal, at office, on this 16th day of October, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of ~~$356,616.00~~ **$356,616.00.**

Affiant

SWORN TO and subscribed before me on this 16th day of October, 2013.

My Commission Expires:
2/4/2015

Notary Public

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY