WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/14 14:42 4 pgs
Fees:23.00 Taxes:1221.00
20140130-0008540

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires 1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $330,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2014

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
L&H Building Group, LLC	SAME	118-02-0-095.00
2434 Anson Lane		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Vincent B. Randolph, Fonda Allen and Reginald M. Randolph,** hereinafter called the GRANTOR, do hereby bargain, sell, convey and confirm unto **L&H Building Group, LLC,** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 31 on the plan of First Subdivision of the W.T. Berry Estate, Section No. 2, of record in Book 1130, page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot NO. 31 fronts 62 feet on the easterly side of Vaulx Lane, formerly Kirkwood Avenue, and runs back between lines, 203.1 feet on the northerly line and 202 feet on the southerly line, to a dead line in the rear on which ot measures 51 feet.

Being the same property conveyed to Robert Allen Randolph and wife, Betty Lou Randolph, by deed from Michael G. Brasher and wife, Phyllis A. Brasher, on August 15, 1967, of record in Book 4163, page 380, Register's Office for Davidson County, Tennessee. Robert A. Randolph died on July 9, 2008 leaving property to Betty Lou Randolph by right of survivorship. Betty Lou Randolph having died intestate on May 13, 2012 leaving as her sole heirs-at-law, Vincent B. Randolph, Fonda Allen and Reginald M. Randolph. Affidavit of Heirship of record in Instrument Number 20130801-0080530, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 8, Register's Office Davidson County, Tennessee.
- Master Deed, By-Laws, Covenants, Conditions, and Restrictions as set forth in instrument recorded in Instrument Number 20131008-0105814, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2804 Vaulx Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 23rd, 2014.

Fonda A. Allen

Vincent B. Randolph
By Fonda A. R. Allen, as attorney-in-fact

Reginald M. Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Fonda A. Allen to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January ____, 2014

My commission expires _____

Notary Public

STATE OF INDIANA
COUNTY OF MARION

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Reginald M. Randolph to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 23rd, 2014

My commission expires 4-25-2018

Jessica M. White
Notary Public

OFFICIAL SEAL
JESSICA M. WHITE
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires 04/25/2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Fonda A. R. Allen with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Vincent B. Randolph the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Vincent B. Randolph, the bargainor(s), by the said Fonda A.R. Allen, as Attorney-in-Fact.

WITNESS my hand and seal, this ____ day of January, 2014.

_____ My Commission Expires: _____

NOTARY PUBLIC

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 our hands this January 27th, 2014.

Fonda A. Allen

Vincent B. Randolph
By Fonda A. R. Allen, as attorney-in-fact

By Fonda A. Allen as attorney-in-fact

Reginald M. Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Fonda A. Allen to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2014

My commission expires 7/6/15

Notary Public

STATE OF INDIANA
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Reginald M. Randolph to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January ____, 2014

My commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Fonda A. R. Allen with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Vincent B. Randolph the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Vincent B. Randolph, the bargainor(s), by the said Fonda A.R. Allen, as Attorney-in-Fact.

WITNESS my hand and seal, this 27 day of January, 2014.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE