Warranty Deed

BILL GARRETT, Davidson County Trans:T20140011026 DEEDWARR Recvd: 02/18/14 09:07 2 pgs Fees:13.00 Taxes:1390.83 20140218-0013405	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,900.00. Affiant Subscribed and sworn to before me, this the 10th day of February, 2014. Notary Public My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Josef Daniel Stephens & Erin Ovitt	SWBC Mortgage Corporation	
1946B Porter Rd.	9311 San Pedro Ave., Ste. 100	072-16-0B-002.00
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LITTLE BIG HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEF DANIEL STEPHENS AND ERIN OVITT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B on the Plan of Homes at 1946 Porter Road, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions for Homes at 1946 Porter Road, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130909-0094555 and being shown Plat attached as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Charles DeWitt Johnson by Deed from Grace L. Johnson, surviving spouse of Joseph A. Johnson, Jr., on June 1, 1982, of record in Book 6496, page 523, Register's Office for Davidson County, Tennessee. The said Charles Dewitt Johnson having since died intestate on July 8, 1989, leaving as his only heirs at law, his wife, Cleotis Johnson (n/k/a Cleotis Jones), and son Dwayne Andrew Johnson, Affidavit of Heirship of record at Instrument No. 20130815-0085768, Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 15, 2013.

Being a part of the same property conveyed to Acklen Property Group, LLC by Deed from Cleotis Jones and Dwayne Andrew Johnson, heirs at law of Charles DeWitt Johnson of record at Instrument No. 20130815-0085769, Register's Office for Davidson County, Tennessee, dated August 14, 2013 and recorded on August 15, 2013.

Being a part of the same property conveyed to Jason Feller and Emily Feller, husband and wife by Deed from Acklen Property Group, LLC of record at Instrument No. 20130822-0088896, Register's Office for Davidson County, Tennessee, dated August 14, 2013 and recorded on August 22, 2013.

Being a part of the same property conveyed to Little Big House, LLC, a Tennessee limited liability company by Quitclaim Deed from Jason Feller and Emily Feller, husband and wife, of record at Instrument No. 20131028-0111986, Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 28, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1946B Porter Rd., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of February, 2014.

Little Big House, LLC, a Tennessee Limited Liability Company

By:_____
Name: Jason Feller
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Feller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Little Big House, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Company for the purposes therein contained.

Witness my hand and seal this 10th day of February, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY