WARRANTY DEED

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $409,000.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2014

Notary Public
My Commission expires: 11-23-14
(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:
Amanda J. Fordham	Magna Bank	092-13-0-190.00
3406 Elkins Avenue	6525 Quail Hollow Rd, Ste 300	
Nashville, TN 37209	Memphis, TN 38120	

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, **L&H Building Group, LLC, (erroneously referenced as L and H Building Group in prior deed)** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda J. Fordham and Christopher Ryan Mulliniks, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 of Block 16 on the plan of Charlotte Park Company Second Addition, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to *L and H Building Group, LLC, by deed from Katrina Thomas, on August 9, 2013, of record in Instrument Number 20130821-0088055, Register's Office for Davidson County, Tennessee.

***L and H Building Group, LLC being one and the same as L & H Building Group, LLC**

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 57, page 161, Register's Office Davidson County, Tennessee.

This is improved property known as: **3406 Elkin Avenue, Nashville, TN 37209**

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 March 28, 2014.

L&H Building Group, LLC

By Jonathan Helm, Managing Member

BILL GARRETT, Davidson County
Trans:T20140021272 DEEDWARR
Recvd: 03/31/14 11:39 2 pgs
Fees:13.00 Taxes:1509.60

20140331-0026222

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of March, 2014, before me, appeared Jonathan Helm, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of L&H Building Group, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Jonathan Helm acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15



Return to:
Realty Title
206 A Cool Springs Blvd #106
Franklin, TN 37067