NEW OWNER:

Jonathon E. Dewveall
Melanie A. Dewveall
313 Oakview Drive
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0457

Map 050 Graoup 15-0 Parcel 207.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140043825 DEEDWARR
Recvd: 06/20/14 10:21 3 pgs
Fees:18.00 Taxes:462.50
20140620-0054001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VILLAGE BUILDERS, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MELANIE DEWVEALL AND JONATHON DEWVEALL, wife and husband,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 55 on the Plan of Sky View, as of record in Book 2331, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Village Builders, LLC, by Special Warranty Deed from J. P. Morgan Mortgage Acquisition Corp., dated February 5, 2014, and of record as Instrument No. 20140218-0013868, Register's Office for Davidson County, Tennessee. See also Warranty Deed dated April 10, 1997, and of record in Book 10415, Page 76, said Register's Office.

This is IMPROVED property known as 313 Oakview Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **June, 2014.**

VILLAGE BUILDERS, LLC

By: Frank E Neal IV

FRANK ELMO NEAL, IV, Member

By: _____

BENJAMIN EDWARD CARTER, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FRANK ELMO NEAL, IV, AND BENJAMIN EDWARD CARTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Members of VILLAGE BUILDERS, LLC, the within named bargainor, and as such authorized Members, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 17th ~~day of June~~, **2014.**

_____

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **125,000.00** .

AFFIANT

Sworn to and subscribed to before me 17th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY