**NEW OWNER:**

**EASTLAND CONSTRUCTION, INC.**
**1550 N. MT. JULIET, SUITE 200**
**MT. JULIET, TN 37122**

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map & Parcel 086120A04900CO**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
**FILE NO: 14-0493**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140053365 DEEDWARR
Recvd: 07/23/14 15:56 3 pgs
Fees:18.00 Taxes:240.50
20140723-0065601

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten and 00/100 Dollars ($10.00)** cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **UNIVERSAL BUILDERS, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **EASTLAND CONSTRUCTION, INC., a Tennessee corporation** ("Grantee"), its 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:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 32, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed unto UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company, by virtue of a Warranty Deed from Earheart Realty & Construction Co., Inc., a Tennessee corporation, dated June 29, 2004, and recorded in Instrument No. 20040630-0077759, as corrected by Scrivener's Affidavit for Warranty Deed to correct the name of the Grantee, of record in Instrument No. 20120416-0032112, both in the Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company by virtue of a Warranty Deed from Beazer Homes Corp., dated August 8, 2002, and recorded in Instrument No. 20020813-009774, all in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY which has the address of **225 WINDMILL TRAIL, HERMITAGE, TN 37076, LOT 32 TULIP GROVE POINTE SUBDIVISION**.

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

GRANTOR covenants with said Grantee 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 matters shown on the plat of record at Instrument No. 20140328-0025675, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

UNIVERSAL BUILDERS, LLC

By: _____

Robert E. Earheart, Jr.
Its: 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, **Robert E. Earheart, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Member** of **UNIVERSAL BUILDERS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 17th day of July, 2014.

_____
NOTARY PUBLIC

My commission expires _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP 6-28-2018

**********

The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**.

AFFIANT

Sworn to and subscribed to before me this 18th day of July, 2014.

NOTARY PUBLIC

My commission expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY