BILL GARRETT, Davidson County
Trans:T20140060258 DEEDWARR
Recvd: 08/15/14 13:15 2 pgs
Fees:13.00 Taxes:1405.63
20140815-0074054

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $379,900.00.

Affiant

Subscribed and sworn before me this the 13th day of August, 2014.

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Allison Ferreira Hemsen	Citibank, NA	072-16-0B-00100 CO
41 East 8th St #2906	1000 Technology Drive, MS 945	
Chicago, IL 60605	O'Fallon, MO 63368-2240	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LITTLE BIG HOUSE, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALLISON FERREIRA HEMSEN AND ROBERT N. HEMSEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit A on the Plan of Homes at 1946 Porter Road a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of Homes at 1946 Porter Road of record in Instrument No. 20130909-0094555, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the 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 in Instrument No. 20131028-0111986; dated October 24, 2013; said Register's Office for Davidson County, Tennessee.

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

Being 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 in Instrument No. 20130815-0085769; dated August 14, 2013; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Dewitt Johnson by Deed from Grace L. Johnson, surviving spouse of Joseph A. Johnson, Jr., of June 1, 1982, of record in Book 6496, page 523, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1946 A Porter Road, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 13th day of August, 2014.

Little Big House, LLC

By: Jason Feller, Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason Feller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jason Feller as such Member.

Witness my hand and official seal this 13th day of August 2014

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY