Davidson County DEEDWARR
Recvd: 01/08/15 15:36 2 pgs
Fees:13.00 Taxes:1979.50
20150108-0002296

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$535,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of January, 2015.

Notary Public
My Commission expires: 5/5/15
(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:
Rebecca A. Lines	New Owner	118-02-0V-002.00CO
2804B Vaulx Lane		
Nashville, TN 37204		

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rebecca A. Lines, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of The Plan of VAULX HILLS II, a Townhouse Planned Unit Development, as shown on Exhibit "B" of the DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR VAULX HILLS II, of record in Instrument Number 20140227-0016712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to L&H Building Group, LLC by deed from Vincent B. Randolph, Fonda Allen and Reginald M. Randolph on January 23, 2014 of record in Instrument Number 20140130-008540, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20140227-0016712; Book 1130, page 8; and Instrument Number 20131008-0105814, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2804B Vaulx Lane, Nashville, TN 37204**

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 January 5, 2015.

L&H Building Group, LLC

By Jonathan Helm

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of January, 2015, 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

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018