Return To:

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

NEW OWNER:

Foye Dubose, Jr.
3102 Vailview Drive
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0115

Map 060 Group 02-0 Parcel 204.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150018425 DEEDWARR
Recvd: 03/13/15 11:21 2 pgs
Fees:13.00 Taxes:532.80
20150313-0021758

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Four Thousand and 00/100 Dollars ($144,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VILLAGE BUILDERS, LLC,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **FOYE DUBOSE, JR. and JANET R. DUBOSE, husband and wife** ("Grantee"), his 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 in Davidson County, Tennessee, Being Lot No. 205 on the plan of Parkwood Estates, Section One, of record in Plan Book 2900, Pages 119 and 120, Said Register's Office. Said Lot No. 205 Fronts 70.0 feet on the Southeasterly margin of Vailview Drive and extends back 135.00 feet on the Northeasterly line and 136.3 feet on the Southwesterly line to a broken line in the rear, measuring 116.65 feet thereon.

BEING the same property conveyed to Village Builders, LLC, by Special Warranty Deed from Wilmington Trust Company, Not In Its Individual Capacity But Solely As Successor Trustee To Citibank, N.A. As Trustee To Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-15 dated September 23, 2014, and of record Instrument No. 20141002-0091248, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3102 Vailview Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 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 3rd day of **March, 2015**.

VILLAGE BUILDERS, LLC

By: _____

Todd A. Tressler, II, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Todd A. Tressler, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is an Authorized Agent of VILLAGE BUILDERS, LLC, the within named bargainor, and as such Authorized Agent, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 3 day of **March, 2015**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **144,000.00**.

Brandie D. Turner

AFFIANT

Sworn to and subscribed to before me 3rd day of **March, 2015**.

Taree L Russell

NOTARY PUBLIC

My commission expires: 1/24/17

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY