BILL GARRETT, Davidson County
Trans:T20150032294 DEEDWARR
Recvd: 04/29/15 09:20 2 pgs
Fees:13.00 Taxes:1147.00
20150429-0038152

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 $310,000.00.

Affiant

Subscribed and sworn before me this the 24th day of April, 2015.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brad Bultemeier	Cardinal Financial Company, LP	071-15-0-518.00
1405B Stainback Ave	3701 Arco Corporate Drive, Ste 200	
Nashville, TN 37207	Charlotte, NC 28273	

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 BRAD BULTEMEIER, 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of The Highland Land Co's Subdivision, of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Morris Kraft and the Calvin A. Buchman Family Trust by Quitclaim Deed from Gail Beiner Wales, Anita Beiner Howards and Prit Pal Khalsa, the only heirs-at-law of Maxie Beiner, deceased, of record in Instrument Number 20080502-0045239, dated April 30, 2008, and recorded on May 2, 2008.

Being a portion of the same property conveyed to Linda Buchman Bernstein, Ed Buchman, Hannah-Lea Buchman, Katherine Joan Buchman and Calin Buchman Oliverio, as tenants in common, by Quitclaim Deed from the Estate of Morris Kraft and the Calvin A. Buchman Family Trust, of record in Instrument Number 20140324-0023839, Register's Office for Davidson County, Tennessee, dated March 24, 2014, and recorded on March 24, 2014.
Being a portion of the same property conveyed to Little Big House, LLC, by Warranty Deed from Linda Buchman Bernstein, unmarried, and Ed Buchman, unmarried, and Hannah-Lea Buchman, unmarried, and Katherine Joan Buchman, unmarried, and Calin Buchman Oliverio, unmarried, of record in Instrument Number 20140528-0045885, Register's Office for Davidson County, Tennessee, dated May 23, 2014, and recorded on May 28, 2014.

Being the same property conveyed to Little Big House, LLC, by Quitclaim Deed from Little Big House, LLC, of record in Instrument Number 20140908-0082214, Register's Office for Davidson County, Tennessee, dated September 5, 2014, and recorded on September 8, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1405B Stainback Ave, Nashville, TN 37207.

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 24th day of April, 2015.

Little Big House, LLC

By: Jason Heller, Member

STATE OF TN
COUNTY OF Davidson

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 TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Jason Feller as such member.

Witness my hand and official seal this 24th day of April, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY