This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Dream House LLC & Family Trust Services, LLC
918 Currey Rd.
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 05/27/15 10:37 2 pgs
Fees:13.00 Taxes:906.50
20150527-0048596

MORTGAGEE:
Pinnacle Bank
150 Third Avenue S., Ste 900
Nashville, TN 37201

MAP & PARCEL: **06108019800**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nancy V. Rayburn** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Dream House LLC, a Tennessee Limited Liability Company, 50% undivided interest, and Family Trust Services, LLC, 50% undivided interest,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 13 of Block "H" on the Plan of Jackson Park, Section 3, not of record, described according to a survey by W. B. Southgate, Surveyor in 1930, as follows; Beginning at a point in the southerly margin of Winding Way, at the corner of Lots No. 13 and 14; thence with the line between said lots; southwardly 320 feet to the northerly line of Lot No. 20; thence with the northerly line of Lots Nos. 9 and 20, westwardly 160 feet to the corner of Lots No. 12 and 13; thence with the line between lots northerly 320 feet to the southerly margin of Winding Way; thence with the southerly margin of Winding Way, eastwardly 200 feet to the beginning.

Being the same property conveyed to Ruth B. Nichols by Deed dated May 16, 1973, from V. N. Basham and wife, Hester Basham, of record in Book 4758, page 521, Register's Office for Davidson County, Tennessee.

Ruth B. Nichols died testate, her Will having been probated in the Chancery Court of Robertson County, Tennessee at Springfield, Case No. 74CHI-2014-CV-258, devising said real property in fee simple absolute to her daughter, Nancy V. Rayburn, as sole owner.

Taxes for the current year are the sole responsibility of Grantee. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter that may affect the premises said Register's Office.

This is improved property known as 1404 Winding Way Rd., Nashville, Tennessee 37216.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 21st day of May, 2015.

Nancy V. Rayburn

Nancy V. Rayburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy V. Rayburn**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

Nancy V. Rayburn

AFFIANT

Subscribed and sworn to before me on this 21st day of May, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

CERTIFICATION

I 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 and correct copy of the original document executed and authenticated according to law.

Ronnie Bailey

STATE OF TENNESSEE
COUNTY OF Davidson
On this 22 day of May, 2015, personally appeared before me, a notary public for this county and state, Ronnie Bailey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015