NEW OWNER:

Vintage 508, LLC
4706 Belmont Park Terrace
Nashville, TN 37215

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: 15-0380

Map 131 Group 15-0 Parcel 035.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150041760 DEEDWARR
Recvd: 05/29/15 10:58 3 pgs
Fees:18.00 Taxes:1480.00
20150529-0049642

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thousand and 00/100 Dollars ($400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MITZIE DIANE FUDGE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **VINTAGE 508, LLC, A TENNESSEE LIMITED LIABILITY** ("Grantee"), its 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Harpeth Acres, Section Five, as of record in Book 2330, Page 73, Register's Office for said County.
Said Lot No. 3 fronts 228.92 feet on the easterly side of Belmont Park Terrace, as measured around a slight curve, and runs back between lines, 318.1 feet on the southerly line and 288.7 feet on the northerly line, to a dead line in the rear on which it measures 70 feet.

BEING the same property conveyed to Vennie G. Beasley and wife, Ruth T. Beasley, by Warranty Deed from J.H. Burns and wife, Hazel M. Burns, dated June 2, 1964, and of record in Book 3770, Page 491, Register's Office for Davidson County, Tennessee. Vennie G. Beasley passed away on April 27, 1988, and had remained married to Ruth T. Beasley, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Ruth T. Beasley. Ruth T. Beasley passed away testate on February 5, 2013. Probate for Ruth T. Beasley was opened and the Last Will and Testament of Ruth T. Beasley was admitted in the Probate Court for Davidson County, Tennessee on May 8, 2013. Order Closing Estate was admitted in the Probate Court for Davidson County, Tennessee on September 8, 2014, Docket No. 13P-645. Such Last Will and Testament left all real property to Mitzie Diane Fudge, as sole beneficiary.

This is IMPROVED property known as 4706 Belmont Park Terrace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 30th day of **April, 2015**.

Mitzie Diane Fudge
MITZIE DIANE FUDGE

Robert Michael Fudge
ROBERT MICHAEL FUDGE, joins in this conveyance for the purpose of conveying any marital interest he may have in the above described property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MITZIE DIANE FUDGE AND ROBERT MICHAEL FUDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 30th day of **April, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **400,000.00** .

AFFIANT

Sworn to and subscribed to before me 30th day of **April, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY