NEW OWNER:

Misty Petak
Rodney Petak
147 Oak Park Drive
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0495

Map 060 Group 03-0 Parcel 085.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150044281 DEEDWARR
Recvd: 06/05/15 09:49 3 pgs
Fees:18.00 Taxes:551.30
20150605-0052747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Nine Thousand and 00/100 Dollars** (**$149,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VILLAGE BUILDERS, LLC, A Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RODNEY PETAK AND MISTY PETAK, husband and wife** ("Grantees"), their 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. 106 on the plan of Oak Park, Section One, and of record in Plat Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 106 fronts 106.02 feet on the northerly side of Oak Park Drive and extends back 164.43 feet on the easterly line and 147.23 feet on the westerly line to a deed line in rear, which is a broken line, measuring 96.32 feet theron.

BEING the same property conveyed to Village Builders, LLC, A Tennessee Limited Liability Company, by Trustees Deed from U.S. Bank, National Association, As Trustee for the Holders of the CSFB Trust 2004-CF2, CSFB Mortgage Pass-Through Certificates, Series 2004-CFS, dated December 22, 2014, and of record Instrument No. 20150128-0008001, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 147 Oak Park Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees 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 **June, 2015**.

VILLAGE BUILDERS, LLC

Frank Elmo Neal, IV, Chief Manager /Member

Benjamin Edward Carter, Manager /Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid Frank Elmo Neal, IV, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is Chief Manager/Member, of VILLAGE BUILDERS, LLC, the within named bargainor, and as such authorized Frank Elmo Neal, IV, being given the authority to so do, executed the within instrument for the purposes therein contained by signing the name of the company.

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

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid Benjamin Edward Carter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is Manager/Member, of VILLAGE BUILDERS, LLC, the within named bargainor, and as such authorized Benjamin Edward Carter, being given the authority to so do, executed the within instrument for the purposes therein contained by signing the name of the company.

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

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ 149,000.00 .

AFFIANT

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

NOTARY PUBLIC

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017