NEW OWNER:

Vintage South, LLC
4025 Wallace Lane
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: 15-0334

Map 131 Group 15-0 Parcel 018.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20150051406 DEEDWARR
Recvd: 06/26/15 10:37 3 pgs
Fees: 18.00 Taxes: 1387.50
20150626-0061617

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CARLA JANE HOLLINS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Vintage South, LLC** ("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. 14 on the plan of Harpeth Acres, Section Seven as of record in Book 2331, Page 154, H.O.D.C. Tennessee.

Beginning at a point in the easterly margin of Benton Smith Road at the southwest corner of Lot No. 13; thence with said margin of Benton Smith Road, southwestwardly 170 feet to a monument; thence continuing, with said margin 10 feet to the northwest corner of Lot No. 15; thence southeastwardly 285.8 feet to the northeast corner of Lot No. 15; thence north 17 degrees 38 minutes east 158.9 feet to a monument; thence north 31 degrees 32 minutes east 25 feet to the southeast corner of Lot No. 13; thence northwestwardly 222 feet to the point of beginning.

Being the same property conveyed to Carla Jane Hollins, successor trustee of trust of Joyce B. Hollins testamentary, by Quitclaim Deed from Samuel David Hollins, Sr., Trustee, dated June 16, 2015, and of record in Instrument No. 20150626-0061617, Register's Office for Davidson County, Tennessee. Also see Executor's Deed of record in Instrument No. 20120531-0047100, said Register's Office.

This is IMPROVED property known as 4626 Benton Smith Road, 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 18th day of **June, 2015.**

Testamentary Trust of Joyce B. Hollins

Carla J Hollins

CARLA JANE HOLLINS, successor trustee

Successor Trustee

STATE OF ~~TENNESSEE~~ Missouri

COUNTY OF ~~WILSON~~ ST CHARLES

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CARLA JANE HOLLINS, successor trustee with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **June, 2015.**

Regina K Stonebraker

NOTARY PUBLIC

My commission expires: March 28, 2016

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

REGINA K. STONEBRAKER
My Commission Expires
March 28, 2016
St. Charles County
Commission #12415211

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The actual consideration or value, whichever is greater, for this transfer is $ 375,000.00 .

Carla J Hollis
AFFIANT

Sworn to and subscribed to before me this 18th day of June, 2015.

Regina K Stonebraker
NOTARY PUBLIC

My commission expires: March 28, 2016

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

REGINA K. STONEBRAKER
My Commission Expires
March 28, 2016
St. Charles County
Commission #12415211