WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062509 DEEDWARR
Recvd: 07/30/15 09:02 2 pgs
Fees:13.00 Taxes:259.00
20150730-0074968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Andrea R. Bishop
Affiant

Subscribed and sworn to before me, this 24th day of July, 2015.

Mary Newbern
Notary Public

MARY NEWBERN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Village Builders, LLC	Village Builders, LLC	119 - 1
(NAME)	(NAME)	(MAP)
2201 Burbank Ave	309 Church Street, Apt. 106	189
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37210	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John G. MacDonald and wife, Sheila A. MacDonald, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Village Builders, LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 4, on the Plan of Revised Plan of First Mortgage Bond Company's Subdivision, of part of Block "B", Overhill City Plan as of record in Plat Book 843, page 28, Register's Office for said county, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John G. MacDonald and Sheila A. MacDonald, by deed from Berry Lee Pyburn and wife, Lina Odell Pyburn, of record in Book 9726, page 855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2201 Burbank Ave, Nashville, Tennessee 37210

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 24th day of July, 2015.

John G. MacDonald

Sheila A. MacDonald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John G. MacDonald and Sheila A. MacDonald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of July, 2015.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN