BILL GARRETT, Davidson County
Trans:T20150066858 DEEDWARR
Recvd: 08/11/15 14:46 2 pgs
Fees:13.00 Taxes:403.30
20150811-0080407

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2015.

Notary Public

My commission expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vandiver Construction, Inc., a Tennessee corporation	New Owner	**115-09-0A-022.00-CO**
1840 North Lakehill Circle	1840 North Lakehill Circle	
Lewisburg, TN 37091	Lewisburg, TN 37091	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Victor LeDoux, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vandiver Construction, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of The Woods of West Meade, a Planned Unit Development of record in Plat at Instrument No. 20031027-0157620, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victor LeDoux by Special Warranty Deed from Fifth Third Bank, NA, of record in Instrument No. 20090612-0054676 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 12, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20031027-0157620, Declaration of Covenants, Conditions and Restrictions for The Woods of West Meade, a Planned Unit Development, with By-Laws appended thereto, of record in Instrument Number 20030924-0141426, Charter of The Woods of West Meade HOA of record in Instrument Number 20030305-0029209, Conveyance of Common Area to The Woods of West Meade HOA of record in Instrument Number 20070202-0014011, Easements of record in Book 787, Page 3, Easement of record in Book 3069, Page 491, Easement of record in Book 3251, Page 591, Easement of record in Book 4558, Page 802, Overhead Line Easement of record in Book 6623, Page 646, Stormwater Detention Agreement of record in Instrument Number 20030421-0052251, Access Easement Agreement of record in Instrument Number 20000225-0018499, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **800 Saussy Court, Nashville, TN 37205.**

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 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 hand this 10th day of August, 2015.

Victor LeDoux

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Victor LeDoux, the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150163**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027