BILL GARRETT, Davidson County
Trans:T20150086193 DEEDWARR
Recvd: 10/09/15 09:59 3 pgs
Fees:18.00 Taxes:321.90
20151009-0103059

Warranty Deed

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $87,000.00. Affiant Subscribed and sworn to before me, this the 21st day of September, 2015. Notary Public My commission expires: 6-30-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Choice City Homes, LLC		
102 Vaughn Rd.	New Owner	071-14-0-066.00 & 071-14-0-067.00
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL B. DEPRIEST AND ANNE Z. DEPRIEST, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHOICE CITY HOMES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron spike in the center of Whites Creek Pike at the southwest corner of Lot No. 2 of the Gibson Lands, a plan of which is of record in Minute Book "P", Page 679, of the office of the County Clerk for said County, being J. C. Willis' southwest corner; thence along the west line of Lot No. 2 of said Gibson Land, and along an old fence line, north 3 1/2 deg. east 175.9 feet to a stake in said fence line thence at right angles north 86 1/2 deg. West 43.2 feet to an iron pin which is 9.5 feet east of old fence line; thence south 12 deg. 12' west, passing the southwest corner of a porch of a house located on the property in question parallel to said old fence lien and 9.5 feet east of the same, 142 feet to an iron spike in the center line of Whites Creek Pike, said spike being 11 feet east of the southeast corner of the Mary A. Blanchard lot; thence with the center line of said pike, southeasterly 64 feet to the point of beginning.

TRACT II:

Land situated and lying in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, and bounded as follows: On the south by the Whites Creek Turnpike, on the West by James Binder, on the East by James M. Willis, and running back north to an alley.

Tracts I and II being the same property conveyed to Howard R. Strickland and wife, Helen J. Strickland, by Warranty Deed from Warner J. Lewis and wife, Louise Lewis, of record in Book 10372, Page 446, Register's Office for Davidson County, Tennessee, dated August 15, 1995, and recorded on March 7, 1997; and

Being the same property conveyed to Thach Services, LLC, by Warranty Deed from Howard R. Strickland and wife, Helen J. Strickland, of record in Instrument Number 20130211-0013797, Register's Office for Davidson County, Tennessee, dated February 6, 2013, and recorded on February 11, 2013; and

Being the same property conveyed to McLean Stinson by Quitclaim Deed from McLean Stinson, member of Thach Services, LLC, of record in Instrument Number 20130410-0035424, Register's Office for Davidson County, Tennessee, dated April 10, 2013, and recorded on April 10, 2013.

Being the same property conveyed to J Austin, LLC by Warranty deed from McLean Stinson, unmarried of record in Instrument No. 20140218-0013348 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 18, 2014.

Being the same property conveyed to Daniel B. DePriest and Anne Z. DePriest, husband and wife by Quitclaim deed from J Austin, LLC of record in Instrument No. 20140619-0053816 Register's Office for Davidson County, Tennessee, dated May 30,2014 and recorded on June 19, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1203 & 1205 Baptist World Center Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2015.

Daniel B. DePriest

Anne Z. DePriest by Daniel B. DePriest
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel B. DePriest ~~and Anne Z. DePriest~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 20[illegible]

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21st day of September, 2015, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Daniel B. DePriest, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Anne Z. DePriest, and as such Attorney in Fact for Anne Z. DePriest, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Anne Z. DePriest, and is authorized by Anne Z. DePriest to execute this instrument on behalf of Anne Z. DePriest.

Witness my hand and official seal on this 21st day of September, 2015

Notary Public
My Commission Expires: 6-30-19

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY