NEW OWNER:

David Whitworth
Michael Whitworth
332 Queen Ave
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0877

SEND TAX BILLS TO:

New Owner

Map 071 Group 08-0 Parcel 011.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150095118 DEEDWARR
Recvd: 11/09/15 09:22 3 pgs
Fees:18.00 Taxes:897.25
20151109-0113600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars** (**$242,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL D. WHITWORTH AND STACI E. WHITWORTH, HUSBAND AND WIFE AND DAVID WHITWORTH, A MARRIED MAN** ("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. One on the Plan of Resubdivision of Lot 120 of the J.B. Haynie's Oriental Plan, of record in Plat Book 6250, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to TBC Development, LLC, by Warranty Deed from REO Holdings, LLC, dated February 13, 2015, and of record in Instrument No. 20150224-0015875, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 332 Queen Ave, 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 2nd day of **November, 2015**.

TBC DEVELOPMENT, LLC

By: Trina M. Clancy

Its: authorized agent

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Trina M. Clancy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is an authorized agent of TBC Development, LLC the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized agent.

WITNESS my hand and official seal at office this 2nd day of **November, 2015**.

Trina M. Maddox NOTARY PUBLIC

DARA MEADOWS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

My commission expires: 8-27-17

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The actual consideration or value, whichever is greater, for this transfer is $ **242,500.00** .

AFFIANT

Sworn to and subscribed to before me this 2nd day of **November, 2015**.

NOTARY PUBLIC

My commission expires: 3/1/18

