NEW OWNER:

Amelia Lee Leach
2201 Burbank Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-1145

Map 119 Group 01-0 Parcel 189.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150103587 DEEDWARR
Recvd: 12/08/15 10:48 2 pgs
Fees:13.00 Taxes:1165.50
20151208-0123446

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifteen Thousand and 00/100 Dollars** (**$315,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VILLAGE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **AMELIA LEE LEACH** ("Grantee"), her 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. 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 Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Village Builders, LLC, by Warranty Deed from John G. MacDonald and wife, Sheila A. MacDonald, dated July 24, 2015, and of record Instrument No. 20150730-0074968, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2201 Burbank Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 4th day of **December, 2015**.

VILLAGE BUILDERS, LLC
BY: Frank E Neal IV

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Member of **Village Builders, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company for the purposes therein contained by signing his name as such authorized officer.

WITNESS my hand and official seal at office this 4th day of **December, 2015**.

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **315,000.00** .

AFFIANT

Sworn to and subscribed to before me this 4th day of **December, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires: