BILL GARRETT, Davidson County
Trans:T20150105116 DEEDWARR
Recvd: 12/14/15 09:45 2 pgs
Fees:13.00 Taxes:1021.20
20151214-0125176

# WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2015-234

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Crystal B. Moffat
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of December, 2015.

Georgette R Kennedy
Notary Public

(Affix Seal)
My Commission Expires: 03-07-17

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Justin M. Matanane and Kathleen L. McAdams<br>4812 Milner Drive<br>Nashville, TN 37211 | New Owner | 147.06-0-113.00 |

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, Little Properties of TN, Inc. and Murray Huber, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Justin M. Matanane and Kathleen L. McAdams, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 4812 Milner Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 20 on the Plan of Section 1, Revised Caldwell Hall, as of record in Book 2900, pages 57,58 and 59, Register's Office for said County.

Said Lot fronts 75 feet on the easterly side of Milner Drive and runs back 249.2 feet on the northerly line and 240.feet on the southerly line to a dead line in the rear on which it measures 75.2 feet.

Being the same property conveyed to Little Properties of TN, Inc. from Robert Bennett January and Marian Lee Crosslin by Warranty Deed dated May 22, 2015 and recorded May 26, 2015 in Instrument #20150526-0048316, Register's Office for Davidson, Tennessee.

( ) **unimproved**
**This is** (X) **improved property know as** 4812 Milner Drive, Nashville, TN 37211.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 8th day of December, 2015

X _____
Little Properties of TN, Inc.
By: William Little, CEO/Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared William Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CEO/Managing Member ( or other officer authorized to execute the instrument) of Little Properties of TN, Inc. the with in named bargainor, a limited liability company, and that such president or officer as such CEO/Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as CEO/Managing Member.

Witness my hand and seal this 8th day of December, 2015.



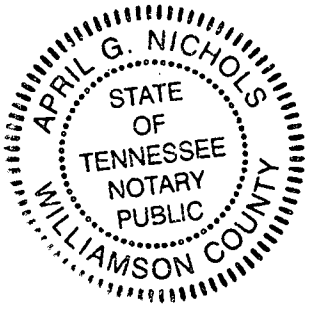

_____
NOTARY SIGNATURE
Notary Expires: 6-30-19

_____
Murray Huber

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Murray Huber, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8th day of December, 2015.




_____
NOTARY SIGNATURE
Notary Expires: 6-30-2019