BILL GARRETT, Davidson County
Trans:T20150107728 DEEDWARR
Recvd: 12/21/15 15:41 2 pgs
Fees:13.00 Taxes:1550.30
20151221-0128242

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $419,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2015.

Notary Public

My commission expires: 7-3-17

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:
Niecey E. Meldrum	SWBC Mortgage Corporation	
4121 Hutson Avenue	9311 San Pedro #100	061-06-0-077.00
Nashville, TN 37216	San Antonio, TX 78216	

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, **DREAM HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIECEY E. MELDRUM, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Maplewood Heights, Second Subdivision of record in Plat Book 547, Page 104, 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 Lonnie R. Rodgers, d/b/a Sound Investments in Real Estate by Cash deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 10926, page 705, Register's Office for Davidson County, Tennessee, dated May 07, 1998 and recorded on May 12, 1998.

Being the same property conveyed to Dream House LLC, a Tennessee limited liability company 77% undivided interest and Equity Trust Company Custodian FBO Z138924 IRA 23% undivided interest by Warranty deed from Lonnie R. Rodgers d/b/a Sound Investments in Real Estate of record in Instrument No. 20140702-0058390 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 02, 2014.

Being the same property conveyed to Dream House, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Equity Trust Company Custodian FBO Z138924 IRA 23% undivided interest of record in Instrument No. 20150602-0051238 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on June 02, 2015.

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 4121 Hutson Avenue, Nashville, TN 37216.

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 18th day of December, 2015.

Dream House, LLC, a Tennessee Limited Liability Company

By: _____
Name: Lee Turley
Title: Chief Executive Manager

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 Lee Turley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Manager of Dream House, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2015.

_____
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018