BILL GARRETT, Davidson County
Trans:T20160000819 DEEDWARR
Recvd: 01/05/16 13:11 2 pgs
Fees:13.00 Taxes:462.50
20160105-0000875

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019
File No.: 215-10074

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: 6/19/18

SHELBY LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY CO. TENN.

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Village Spaces, LLC	~~Same as Owner~~ Village Spaces, LLC	104 110 A 002.00 CO
2628 Broadway, #2B	2628 Broadway, #2B	
New York, NY 10025	New York, NY 10025	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **PATRICIA BARNES, Executrix of the Estate of Henry P. Strzelecki**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **VILLAGE SPACES, LLC, a Tennessee Limited Liability Company ,** hereinafter called GRANTEES, their heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Unit No. A-2, Parcel No. 2 of the Villager West Condominiums, as of record in Book 5210, Page 174, Registers' Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said Unit.

BEING the same property conveyed to HENRY P. STRZELECKI by Deed dated August 4, 1987, and executed by BOB FARNSWORTH and wife, AMANDA CUNNINGHAM FARNSWORTH and recorded in Book 7319, Page 141, Registers' Office for said County.

The said Henry P. Strzelecki having died March 16, 2015. His estate being probated in Davidson County Probate Court, Docket No. 15P443, appointing Patricia Barnes as Executrix. Patricia Barnes being authorized pursuant to Court Order to sell said real property.

This is improved property known as 2134 Fairfax Avenue, A-2, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, 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 the 29 day of December, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patricia Barnes, Executrix

PATRICIA BARNES, Executrix
of the Estate of Henry P. P. Strzelecki

STATE OF TENNESSEE COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Patricia Barnes, Executrix, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 29th day of December, 2015.

M. D. Brooks Palmer

NOTARY PUBLIC

My Commission Expires: 05/22/2017

M. BROOKS PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY