This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **15-1388**

BILL GARRETT, Davidson County
Trans:T20160001876 DEEDWARR
Recvd: 01/08/16 11:25 2 pgs
Fees:13.00 Taxes:597.55
20160108-0002103

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/30/2015**, by and between **Jarred McNeal,** parties of the first part, and **Retire Early Properties, LLC, A Tennessee Limited Liability Company**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 49-A on the unrecorded plan of Shelby Village No. 5 and a portion of the land on the Map of Shelby Village Subdivision, Section II, of record in Book 2854, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 49-A fronts 56 feet on the westerly side of an extension of Village Court, and runs back between lines 154.7 feet on the northerly line, and 154.7 feet on the southerly line, to a dead line in the rear, on which it extends 56.00 feet.

Being the same property conveyed to Jarred McNeal by Warranty Deed from Chris Bailie and wife, Vickie Bailie dated 02/16/2011, of record in Instrument No. 20110302-0016689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All Existing Easements and Restrictions of record

Parcel ID # **94 1 341**
☒ Improved : **902 Village Ct, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jarred McNeal

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jarred McNeal** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of December, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Retire Early Properties, LLC**

and Address: **902 Village Ct, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Retire Early Properties, LLC
102 Villinova PL
Franklin TN 37064

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$161,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of December, 2015..

Notary Public

My Commission Expires: 11-5-18

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON