(1)

BILL GARRETT, Davidson County
Trans:T20160002848 DEEDWARR
Recvd: 01/12/16 11:03 2 pgs
Fees:13.00 Taxes:1600.81
20160112-0003152

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15781

Send Tax Bills To:
Same as new
Owner

New Owner is:
Troy Mashburn
1031 Sharpe Avenue
Nashville, TN 37206

MAP: 083-01-0
PARCEL: 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Caldwell Mill II, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Troy Mashburn and wife, Taya Mashburn**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1031 Sharpe Avenue, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Jones and Bradford Subdivision, of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Caldwell Mill II, LLC, by Warranty Deed from Jonathan E. Rogerson and Rebekah D. Rogerson, husband and wife, dated 11/14/14 and recorded 11/18/14 in Instrument No. 20141118-0106427, in the Register's Office of Davidson County, Tennessee.

DLS
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of January, 2016.

GRANTOR:

Caldwell Mill II, LLC

By: _____
David L. Silverstein, Member

ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **David L. Silverstein,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the **Caldwell Mill II, LLC** the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of January, 2016.

STATE OF ALABAMA NOTARY PUBLIC
ALYSSA REICH MONSON
My Commission Expires
August 8, 2019

_____
Notary Public

My Commission Expires: August 8, 2019

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $432,650.00.

_____
Affiant

SWORN TO and subscribed before me this 11th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016