BILL GARRETT, Davidson County
Trans:T20160005448 DEEDWARR
Recvd: 01/20/16 16:05 2 pgs
Fees:13.00 Taxes:425.50
20160120-0006013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00.

Affiant

Subscribed and sworn to before me on January 15, 2016.

NOTARY PUBLIC
My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

File #2015-83

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Victoria Hays-Michaud 4870 Clarksville Pike Whites Creek, TN 37189	LANDMARK COMMUNITY BANK 1015 W. POPLAR AVENUE COLLIERVILLE, TN 38017	048-00-0-027.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BELLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VICTORIA HAYS-MICHAUD, A MARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Beginning at a point in the northerly margin of U.S. Highway No. 112, 1,325 feet from the southwest corner of the tract of land owned by W. H. (Herman) Thompson, being the southwest corner of this tract; thence leaving said Highway, North 35 deg. East 400 feet to a point; thence South 55 deg. East 100 feet to a point; thence South 35 deg. West 400 feet to a point in the Northerly margin of said U.S. Highway 112; thence with the margin of same, North 55 deg. West 100 feet to the beginning.

Being the same property conveyed to Jerry Ervin and wife, Laura M. Ervin, by deed from Ricky J. DuRard, an unmarried man, and Terry L. DuRard, a married man, of record in Instrument No. 20070521-0060631, dated May 15, 2007, said Register's Office. Being further conveyed to Belle Investments, LLC, by quitclaim deed from Jerry Ervin and wife, Laura M. Ervin, of record in Instrument No. 20130621-0063907, dated February 27, 2013, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4870 Clarksville Pike, Whites Creek, TN 37189.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed

of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on January 15, 2016.

Grantor:
Belle Investments, LLC, a Tennessee
limited liability company

By: _____
Jerry Mark Ervin, Member

By: Laura Ervin, member
Laura Ervin, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Mark Ervin, 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 a Member of Belle Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jerry Mark Ervin as Member.

Witness my hand, at office, this 15th day of January, 2016.

_____
Notary Public
My commission expires:

My Commission Expires
March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Laura Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be a Member of Belle Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Laura Ervin as Member.

Witness my hand, at office, this 15th day of January, 2016.

Hillary Torrence
Notary Public
My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY