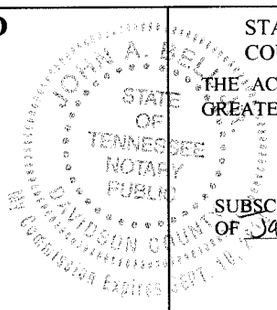
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/02/16 11:20 3 pgs
Fees:18.00 Taxes:3644.50
20160202-0010043

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mias Pretorius	Suntrust Bank	104050006.00
(NAME)	(NAME)	
3910 Murphy Rd	1026 17th Ave. S.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Classic Homes LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mias Pretorius and wife, Hendrika Jacoba Pretorius**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 21 AND THE EASTERLY 17.5 FEET OF LOT NO. 22 ON THE PLAN OF WEST GROVE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 85, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 21 AND PART OF LOT NO. 22 ADJOIN AND FRONT TOGETHER 67.5 FEET ON THE NORTHERLY MARGIN OF MURPHY ROAD (FORMERLY MINNESOTA AVENUE) AND EXTEND BACK BETWEEN PARALLEL LINES 104.5 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO CLASSIC HOMES, LLC, BY WARRANTY DEED FROM LEE SHACKLOCK, DATED MARCH 21, 2015, OF RECORD IN INSTRUMENT NO. 20150320-0024424, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LEE SHACKLOCK UNMARRIED BY WARRANTY DEED FROM CAROL ALLYSON REEVES, MARRIED, DATED MARCH 21, 2008, RECORDED MARCH 25, 2008 IN INSTRUMENT NO. 20080325-0029688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3910 MURPHY ROAD, NASHVILLE, TN 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3910 Murphy Rd Nashville TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hands this ___ day of _____, 2016.

Classic Homes LLC

Renee Max, Managing Members

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Renee Max, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Managing Member of Classic Homes LLC , the within named bargainor, a limited liability company, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Classic Homes LLC by herself as Managing Members.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of January, 2018. JB

Notary Public

My Commission Expires:_____

JOHN A. BELL JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2019

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic ~~version~~ of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)