WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Hannah Rae Beale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hannah Beale	Hannah Beale	Parcel ID:
1228 Shawnee Road	1128 Shawnee Road	05212007700
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

VOA Property Corp of Louisville

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Hannah Beale and Ryan Hunter, tenants in common ~~with full right of survivorship~~ RHS HAB
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Sequoia Valley, Section I, of record in Book 3700, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to VOA Property Corp of Louisville by deed from Teresa Ellithorpe, of record in Instrument 20020805-0093404, dated July 31, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4047, Page 877, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 81, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1228 Shawnee Road, Madison, TN 37115

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 my hand this 26th day of February, 2016.

VOA Property Corp of Louisville

BY:
Jennifer Hancock, President/CEO

*Smith

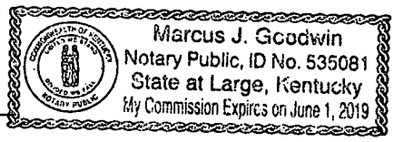
BILL GARRETT, Davidson County
Trans:T20160016364 DEEDWARR
Recvd: 02/29/16 12:32 2 pgs
Fees:13.00 Taxes:480.63

20160229-0018933

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Hancock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President - CEO respectively of the VOA Property Corp of Louisville the within named bargainer, and that he/she as such President - CEO being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Jennifer Hancock as such President - CEO.

Witness my hand and official seal this 23 day of February, 2016.



My Commission Expires: 06/01/2019 Marcus J. Goodwin
Notary Public