STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11 DAY OF March, 2016

NOTARY PUBLIC

My Commission expires: 8/2/18

LEWIS CHEATHAM STATE OF TENNESSEE NOTARY PUBLIC

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16020016

Address of New Owner
SD Developers, Inc.
2239 Grey Cliff Dr.
Frankin, TN 37064

Send Tax Bills To:
Same

Tax Information:
091-02-148.00

Davidson County DEEDWARR
Recvd: 03/11/16 13:38 3 pgs
Fees:18.00 Taxes:684.50
20160311-0023533

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joyce A. Dubois,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **SD DEVELOPERS, INC., a Tennessee Corporation,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 17 of Block 10 on the Map of Cherokee Park, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 17 fronts 50 feet on the northerly side of Louisiana Avenue and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Clyde Richard Dubois, Sr. and wife, Joyce A. Dubois, by Warranty Deed from Joe L. Turner dated 11/10/05 and recorded on 11/15/05 in Instrument No. 20051115-0138235, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Joyce A. Dubois upon the death of her husband, Clyde Richard Dubois, Sr., (D.O.D. 07/08/2012).

This is improved property generally located:
6116 Louisiana Avenue, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 161, Page 75, said Register's Office.

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(s) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Joyce A. Dubois** has/have caused this instrument to be executed, this the 11 day of March, 2016.

Joyce A. DuBois

Joyce A. Dubois

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joyce A. Dubois,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 11 day of March, 2016

My commission Expires: 9/25/18

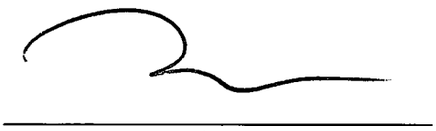
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
LEWIS BROKER NOTARY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.



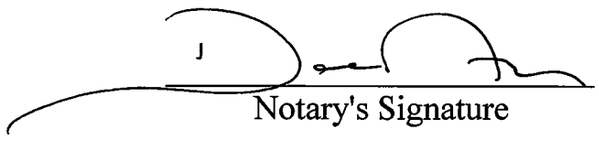
Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 11th day of March, 2016



Notary's Signature

My Commission Expires: 8-25-18

