Davidson County DEEDWARR
Recvd: 04/27/16 10:38 5 pgs
Fees:28.00 Taxes:325.60
20160427-0040946

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1391TN-HUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of April, 2016.

Notary Public

MELISSA J. BLITCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 8.27.18

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lani Daniels 7127 2nd Ave. S. St. Petersburg, FL 33707	SAME AS NEW OWNER.	-05800022000

WARRANTY DEED

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, **Beautiful Homes, LLC, as to a 75% interest, and Theodore D. Williams, Trustee of His Dominion Trust, as to a 25% interest**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lani Daniels,** 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:

Property known as 0 Homeland Drive Nashville, TN 37218, County of Davidson

Being Lot No. 5 on the plan of Resubdivsion of Lot 5 of Division of the Hailey Property of record in 20040610-0069021, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beautiful Homes, LLC by deed from Charles Garrett and Brenda Garrett, as husband and wife, dated 7/9/2014, recorded 7/11/2014, filed of record in Instrument No. 20140711-0061083, said Register's Office.

Further being part of the same property conveyed to Theodore D. Williams, Trustee of His Dominion Trust as to a 25% interest, by deed from Beautiful Homes, LLC, dated 10/7/2014, recorded 10/9/2014 in Instrument No. 20141009-0093622, said Register's Office.

Tax Map and Parcel ID is as follows 05800022000

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is unimproved property known as 0 Homeland Drive, Nashville, TN 37218

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 unemcumbered, 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 19th day of April, 2016.

Beautiful Homes, LLC

BY: _____
Ashli Williams, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Ashli Wiliams,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Managing Member of Beautiful Homes, LLC**, the within named bargainor, a limited liability company, and that she as **Managing Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Managing Member of Beautiful Homes, LLC.**

Witness my hand and official seal at office this 19th day of April, 2016.

_____
Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires
8.27.18

Witness my hand this 19th day of April, 2016.

Theodore D. Williams, Trustee of His
Dominion Trust

BY: _____, Trustee
Theodore D. Williams, Trustee

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Theodore D. Williams,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Trustee of His Dominion Trust**, the within named bargainor, a limited liability company, and that he as **Trustee**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Trustee of His Dominion Trust**.

Witness my hand and official seal at office this 19 day of April, 2016.

_____
Notary Public
Commission Expiration:
June 14, 2016



Certification of Trust

Before me, the undersigned authority, personally appeared Theodore D Williams ("Affiants"), who depose and say:

1. Affiant, Theodore D Williams is the trustee of His Dominion Trust (the "Trust"). [*If amendments to the Trust have been made, those amendments must be noted here as well*].
2. Affiant resides at 10702 Ancona Ln., San Diego, CA 92131
3. Affiant certifies that this Certification of Trust pertains to the trust property located at: 0 Homeland Dr. Nashville, TN 37218 (the "Property').
4. Title to the Property is currently vested as: Beautiful Homes, LLC and Theodore D. Williams, Trustee of His Dominion Trust
5. The Trust is: Revocable. The following individual has power to revoke the Trust: _____
6. Affiant certifies that the Trust is currently in existence and has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate to be incorrect.
7. The Trust Agreement provides that as trustee, Affiant has full power and authority to mortgage, encumber and/or convey the Property with a Power of Direction Letter from the Beneficiary,
8. The Settlor of the Trust is Entrust Group, Inc. FBO Theodore D. Williams IRA
9. The Property: is Non-Homestead.
10. That this Affidavit is made for the purpose of inducing Lakeside Title & Escrow, LLC and Fidelity National Title Insurance Company to insure title to the Property.
11. Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Theodore D Williams, Trustee
Trustee

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theodore D Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2016.

Kelly K Jefferson
Notary Public
Commission Expiration: June 14, 2016

KELLY K. JEFFERSON
COMM. #1981921
Notary Public - California
San Diego County
My Comm. Expires June 14, 2016

True Copy Certification

I, **Rita B Mitchell**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Rita B Mitchell

Rita B Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shellie Jenkins**, a notary public for this county and state, **Rita B Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shellie Jenkins

Shellie Jenkins

My Commission Expires: 8/28/18

SEAL

