Davidson County DEEDWARR Recvd: 05/09/16 11:26 3 pgs Fees:18.00 Taxes:980.50 **20160509-0045703**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2016. Notary Public MY COMMISSION EXPIRES: ~~NOVEMBER 5, 2018~~ (AFFIX SEAL) 3-6-2018

NIRAJ VANDA NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON Comm. Exp. 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLASSIC HOMES LLC, ET AL	**SAME**	**092-09-0-341.00**
(NAME) **718 STARLIT ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ROSEMARY P. JOHNSON, EVELYN P. TAYLOR, AND LINDA FAYE MIDDLETON, ALL BEING UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLASSIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ROJALIN JOSHI,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 46, on the Plan of the Resubdivision of the Wilcox Property, of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy Primm and wife, Cora Lee Primm, from Thurman R. Shelton and wife, Cordie F. Shelton, by deed dated June 8, 1967, of record in Book 4139, Page 853, said Register's Office. The said Roy Primm having since died on or about October 3, 1990, leaving Cora Lee Primm as surviving tenant by the entirety. The said Cora Lee Primm having since died intestate on or about October 29, 2003. Further being the same property conveyed to Rosemary P. Johnson and Evelyn P. Taylor and Linda Faye Middleton, as tenants in common from R. B. Young, Trustee, by quitclaim deed dated April 23, 2004, of record in Instrument No. 20040426-0046860, said Register's Office. Also see Affidavit of Heirship of record in Instrument No. 20040426-0046861, dated March 23, 2004, as corrected in Affidavit of Heirship as the Heirs at Law of Cora Lee Primm of record in Instrument No. 20160329-0029471 and Instrument No. 20160329-0029472, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 421, page 42; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **3311 FELICIA STREET, 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; 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 11th day of April, 2016.

ROSEMARY P. JOHNSON

EVELYN P. TAYLOR

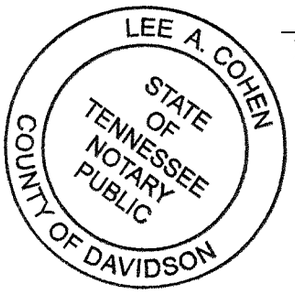
LINDA FAYE MIDDLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosemary P. Johnson, Evelyn P. Taylor, and Linda Faye Middleton**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2016.

My commission expires: November 5, 2018



Notary Public

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, JohnBell 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

My Commission Expires:

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018