RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 293,900.00

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2016.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LEWIS H. WARRIX AND GRACE S. WARRIX	**LEWIS H. WARRIX AND GRACE S. WARRIX**	**133-13-0-058.00**
525 Picnic Hill Road	525 Picnic Hill Road	
Jackson, KY 41339	Jackson, TN 41339	

BILL GARRETT, Davidson County
Trans: T20160039223 DEEDWARR
Recvd: 05/11/16 10:56 2 pgs
Fees: 13.00 Taxes: 1087.43
20160511-0046745

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Somersault, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lewis H. Warrix and Grace S. Warrix, husband and wife

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(s) 94, as shown on the map entitled Abbay Hall Section I, of record in Plat Book 2331, page 18, 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 SOMERSAULT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PAMELA KLINE, AN UNMARRIED WOMAN of record in Instrument No. 20150617-0057579, dated June 11, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 547 Elysian Fields Drive, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 9th day of May, 2016.

Somersault, LLC, a Tennessee limited liability company

By: _____
Wendy J. LeVan, Member

By: _____
Sherry G. Pride, Member

By: _____
David A. Pride, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared WENDY J. LEVAN, SHERRY G. PRIDE AND DAVID A. PRIDE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be MEMBERS of Somersault, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Members.

Witness my hand, at office, this 9th day of May, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY