NEW OWNER:

Katelyn MacLachlan
1312 Pennock Avenue
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Farmington Mortgage, a div of CapStar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

FILE NO: 16-0616

Map 071, Group 15-0, Parcel 159.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160060339 DEEDWARR
Recvd: 07/14/16 10:04 3 pgs
Fees:18.00 Taxes:1313.50
20160714-0072191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Five Thousand and 00/100 Dollars** (**$355,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KATELYN MACLACHLAN, a single woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 283 and the South 20 feet of Lot No. 284 on the Map of The Highland Land Co's Subdivision, of record in Book 421, Page 14, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and from together 45 feet on the Westerly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Elevation Design/Build, LLC, dated June 30, 2015, and of record in Instrument No. 20150706-0064842, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1312 Pennock Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **July, 2016**.

TBC DEVELOPMENT, LLC

BY: _____

James M. Beach, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James M. Beach**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Member** of, **TBC Development, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 12th day of **July, 2016**.

_____

NOTARY PUBLIC

My commission expires: 11-5-18



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The actual consideration or value, whichever is greater, for this transfer is $ **355,000.00** .

Kathy Goodson

AFFIANT

Sworn to and subscribed to before me this 12th day of **July, 2016**.

Anna Agee

NOTARY PUBLIC

My commission expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY