Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $395,000.00

Affiant

Subscribed and sworn to before me this 14 day of July, 2016

Notary Public
My Commission expires 09-19-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Land Development.com, Inc.	Land Development.com, Inc	105-02-0-495.00
798 Old Hickory Boulevard	798 Old Hickory Blvd.	
Brentwood, TN 37027	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Justin Fields and Martin Lewis,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Land Development.com, Inc.**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Edgehill Estates, Section 100, of record in Book 4860, Page 25, Register's Office for said County.

Said Lot No. 47 fronts 162.92 feet on the southerly and westerly margin of 9th Avenue South and extends back 118.40 feet on the westerly line and intersects the southerly lien which measures 81.99 feet thereon.

Being the same property conveyed to Justin Fields, Brent Owens, Michael Lewis and Martin Lewis, by deed from Mattie L. Garrett, unmarried, nka Mattie Dowell, unmarried, on August 10, 2015, of record in Instrument Number 20150818-0082721, Register's Office for Davidson County, Tennessee. Further conveyed to Justin Fields and Martin Lewis by Quitclaim Deed from Justin Fields, Brent Owens, Michael Lewis and Martin Lewis, of record in Instrument Number 20160518-0049584, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4220, Page 723; Book 6236, Page 263, as set out in Deed Book 6776, Page 960, Register's Office for Davidson County, Tennessee.
- Charter of Edgehill Estates Homeowner's Association, Inc., of record in Book 7526, Page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as: 957 9th Avenue South, Nashville, TN 37203

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans: T20160061885 DEEDWARR
Recvd: 07/19/16 10:09 2 pgs
Fees: 13.00 Taxes: 1461.50
20160719-0074056

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 July 14, 2016.

Justin Fields

Martin Lewis

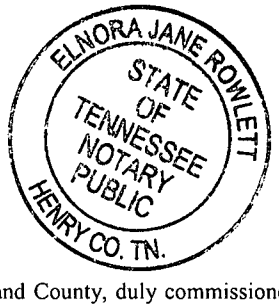
STATE OF TENNESSEE
COUNTY OF Henry

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin Fields** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2016

My commission expires 11-21-17

Elnora Jane Rowlett
Notary Public



STATE OF TENNESSEE
COUNTY OF Henry

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martin Lewis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2016

My commission expires 11-21-17

Elnora Jane Rowlett
Notary Public

