(1)

BILL GARRETT, Davidson County
Trans:T20160062434 DEEDWARR
Recvd: 07/20/16 12:47 2 pgs
Fees:13.00 Taxes:2756.50
20160720-0074771

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-31602

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $745,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2016.

Notary Public

My commission expires: 3-25-18

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thrive Signature Homes, LLC		
500 M. Amersterdam Ave., NE	New Owner	131-05-0-043.00
Atlanta, GA 30306		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **211 LAVISTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THRIVE SIGNATURE HOMES, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 3 on the Plan of Hilltop Acres Subdivision of record in Plat Book 2330, Page 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe Shane Ligon by Warranty Deed from Alvin Fox and wife, Lauren H. Fox, of record in Instrument No. 20050815-0096291, Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 15, 2005.

Being the same property conveyed to Gunner, Inc., a Nevada Corporation by Warranty deed from Joe Shane Ligon, a single man of record in Instrument No. 20150105-0001020 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on January 05, 2015.

Being the same property conveyed to 211 LaVista, LLC, a Tennessee limited liability company by Warranty deed from Gunner, Inc., a Nevada Corporation of record in Instrument No. 20150105-0001023 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on January 05, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 211 La Vista Drive, Nashville, TN 37215-3205.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2016.

211 DaVista, LLC

Frank Santas, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Santas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Agent of 211 La Vista, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017