THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160075108 DEEDWARR
Recvd: 08/29/16 11:04 2 pgs
Fees: 13.00 Taxes: 886.15
20160829-0090059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,500.00.

Kathleen Polan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August 2016

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Ray	Peoples Home Equity	MAP
3728 Grubbs Rd	170 N Seven Oaks	PARCEL 133-11-0-021.00
Nashville, TN 37211-3406	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Treehouse Properties, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah E. Ray, an unmarried woman

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 described as follows:

Tract No. 1:
Being the Northeasterly part of reserved strip lying Southwest of Lot No. 23 an shown on the Plan of Parma Heights of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee.

Said Part of said reserved strip front 10 feet on the Southeasterly side of Grubbs Road and runs back between parallel lines, 144.18 feet on the Northeasterly line and 140 feet, more or less, on the Southwesterly line to a dead line on which it measures 11 feet, more or less.

Tract No. 2:
Land in Davidson County, Tennessee, Being Lot No. 23 on the Plan of Parma Heights as shown on plat of record in Plat Book 2133, Page 23, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Treehouse Properties, LLC, a corporation by Warranty deed from Virginia Haislip and Wanda Hampelman and Linda Derryberry and Ricky Beshearse and Michael Beshearse, an unmarried individual and Donald Mahaffey, an unmarried individual and Tammy Peach, an unmarried individual and Tommy Peach, an unmarried individual and Tiffany Smith, an unmarried individual of record in Instrument No. 20121015-0094398 Register's Office for Davidson County, Tennessee, dated July 25, 2012 and recorded on October 15, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3728 Grubbs Rd, Nashville, TN 37211-3406.**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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, 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 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 hand this the 26th day of August, 2016.

Treehouse Properties, LLC

BY: _____

ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared **E. Tucker Felts, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chief Manager** of the maker, **Treehouse Properties, LLC,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 26th day of August, 2016.

My Commission expires 10/18/16

_____
Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY