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NEW OWNER:

Cullen Flynn Roberts
Kerry Boyle Roberts
208 Paddock Lane
Nashville, TN 37205

SEND TAX BILLS TO:

F + M Bank
50 Franklin St.
Clarksville, TN 37040

Map 116, Group 14-0, Parcel 048.00

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 16-0603

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160078961 DEEDWARR
Recvd: 09/08/16 15:48 2 pgs
Fees: 13.00 Taxes: 5022.75
20160908-0094802

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars** (**$1,357,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE 508, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CULLEN FLYNN ROBERTS AND KERRY BOYLE ROBERTS, husband and wife,** ("Grantees"), their 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, State of Tennessee, described as follows, to wit:

Being Lot No. 32 & 33 on the map of Bellemeade Subdivision, as of record in Plat Book 1130, Page 3, Register's Office for said County.

Said Lots No. 32 and 33 front together 120 feet on the northerly side of Paddock Lane and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Vintage 508, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Estate of Marie Espy Robertson, dated April 15, 2015, and of record in Instrument No. 20150514-0044367, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 208 Paddock Lane, Nashville, Tennessee 37205.

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

GRANTOR covenants with said Grantees 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 12 day of **September, 2016.**

VINTAGE 508, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
By: Vintage South Development, Inc., MEMBER

By: _____
Nathan W. Lyons, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN W. LYONS, PRESIDENT OF VINTAGE SOUTH DEVELOPMENT, INC., as Member of VINTAGE 508, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

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

_____
NOTARY PUBLIC

CRYSTAL I ROUTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

My commission expires: 04/21/2020

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The actual consideration or value, whichever is greater, for this transfer is $ **1,357,500.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 7th day of **September, 2016.**

_____
NOTARY PUBLIC

ANGELA Y. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My commission expires: 5/8/18