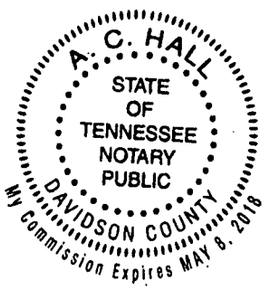
BILL GARRETT, Davidson County
Trans: T20160080501 DEEDWARR
Recvd: 09/14/16 12:03 2 pgs
Fees: 13.00 Taxes: 1850.00
20160914-0096624

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 29th day of August, 2016. Notary Public My commission expires: 5-8-18

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:
Clifton Sain	Bancorp South	
128 Fern Avenue	2778 W. Jackson St Bldg C 2nd Flr	071-14-0-088.00
Nashville, TN 37207-5340	Tupelo, MS 38801	

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, **HIGHLAND HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFTON SAIN, UNMARRIED,** 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. 24 on the Plan of Weakley and Dodd's Subdivision of Lot 17, Brooklyn Plan of record in Plat Book 57, Page 126, 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 Ralph Edwards by Warranty deed from Tony Carletello, a married man of record in Instrument No. 20080326-0030314 Register's Office for Davidson County, Tennessee, dated March 12, 2008 and recorded on March 26, 2008.

Being the same property conveyed to William J. Anderson, married by Warranty deed from Ralph Edwards, married of record in Instrument No. 20150817-0082508 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 17, 2015.

Being the same property conveyed to Highland Homes, LLC by Warranty deed from William J. Anderson, married of record in Instrument No. 20151030-0110845 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 30, 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 128 Fern Avenue, Nashville, TN 37207-5340.

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 29th day of August, 2016.

Highland Homes, LLC

William R. Jontz, III, Member

Jeremy C. Leggo, Member

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 William R. Jontz, III, and Jeremy C. Leggo, 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 Authorized Members of Highland Homes, LLC, 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 29th day of August, 2016.

Notary Public

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