File Box 8

BILL GARRETT, Davidson County
Trans:T20160080591 DEEDWARR
Recvd: 09/14/16 14:12 2 pgs
Fees:13.00 Taxes:1332.00
20160914-0096741

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2016.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joanne M. Ferry, Trustee of the Joanne M. Ferry Revocable Trust dated September 30, 2008	**Joanne M. Ferry, Trustee of the Joanne M. Ferry Revocable Trust dated September 30, 2008**	**072-09-0U-001.00-CO**
7 Old Ferry Point	**7 Old Ferry Point**	
Hilton Head, SC 29926	**Hilton Head, SC 29926**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Southern Elite Custom Homes, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joanne M. Ferry, Trustee of the Joanne M. Ferry Revocable Trust dated September 30, 2008 and

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 918 Delmas Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150409-0031393, 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 a portion of the same property conveyed to Southern Elite Custom Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Alpha One, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150220-0014829 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 20, 2015 and

Scrivener's Affidavit recorded on April 06, 2015 in Instrument No. 20150406-0029631. (Value or consideration as shown in aforementioned deed $250,000.00.) Being also known as 918 A Delmas Nashville, TN 37216.

This is improved property known as **918 A Delmas, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of September, 2016.

Southern Elite Custom Homes, LLC
BY: _____
Terry Dale Davenport, Jr. Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Terry Dale Davenport, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Southern Elite Custom Homes, LLC and is authorized by said Limited Liability Company to execute this instrument on its behalf..

Witness my hand, at office, this 13 **day of** September**, 2016.**

JONATHAN P. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

_____
Notary Public

My Commission Expires: 11/19/2018

SolomonParks File No. 160327

SP 11/2015