WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/16 15:26 3 pgs
Fees:18.00 Taxes:1429.13
20161004-0104831

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 1/10/2019

(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Encore Construction, LLC	Same As New Owner	145-00-0-163.00
(NAME)	(NAME)	
256 Seaboard Lane, Suite B103		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Karl L. Van Becelaere and Linda L. Van Becelaere, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Encore Construction, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, it successors 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 No. 7 on the Final Subdivision Plat of The Reserve at Radnor Lake, of record as Instrument No. 20080327-0030965, amended as Instrument No. 20130829-0091392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Karl L. Van Becelaere and spouse, Linda L. Van Becelaere by Quitclaim Deed from VanBeCo. LLC, a Tennessee limited liability company, filed for record as Instrument No. 20090129-0007721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan, of record in Book 534, page 67, in Instrument No. 20080327-0030965, amended in Instrument No. 20130829-0091392, said Register's Office; Easements, of record in Book 7814, page 514, Book 460, page 172, Book 534, page 66, Book 5541, page 207, Book 5170, page 144, said Register's Office; and Covenant Not to Encumber, of record as Instrument No. 20080619-0063442, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 5262 Granny White Trace, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successor and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE its success 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 hands this 3rd day of October, 2016.

Karl L. Van Becelaere
By: Linda L. Van Becelaere, Attorney in Fact
By: Linda L. Van Becelaere
Attorney-in-Fact

Linda L. Van Becelaere

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 3rd day of October, 2016, before me personally appeared, **Linda L. Van Becelaere,** to me known (or proved to me on the basis of satisfactory evidence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of) to be the person who executed the foregoing instrument on behalf of **Karl L. Van Becelaere,** and acknowledged that he executed the same as the free act and deed on behalf of **Karl L. Van Becelaere.**

Witness my hand and seal this 3rd day of October, 2016.

My commission Expires:

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

Personally appeared before me, **Linda L. Van Becelaere**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this3rd day of October, 2016.

Notary Public

My Commission Expires: 3-6-2018

File No.: 37161

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020