BILL GARRETT, Davidson County
Trans:T20160090769 DEEDWARR
Recvd: 10/14/16 10:31 2 pgs
Fees:13.00 Taxes:1295.00
20161014-0108832

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. mt45344

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,999.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2016.

Sondra Reece
Notary Public

My commission expires: 3/3/2020

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
Samantha DiBiccari and Scott Gedney	movement Mortgage, LLC	072-09-0U-003.00-CO
918 C Delmas Avenue	Po Box 890964	
Nashville, TN 37216	Charlotte, NC 28289-5964	

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

Samantha Karen DiBiccari, an unmarried woman and Scott A. Gedney, a married man, as tenants in common

(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. C 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.
Being also known as 918 C Delmas Avenue Nashville, TN 37216.

This is **improved** property known as **918 C Delmas Avenue, 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 30th day of September, 2016.

Southern Elite Custom Homes, LLC

BY: Terry Dale Davenport, Jr.
Terry Dale Davenport, Jr. Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, **Terry Dale Davenport, Jr.**, 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 executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Sole 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 30 day of September, 2016.

Notary Public

My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SFC 1/2015