NEW OWNER:

Village Builders, LLC
P.O. Box 40984
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 16-0903

Map 106, Group 13-0, Parcel 208.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160092244 DEEDWARR
Recvd: 10/19/16 10:07 3 pgs
Fees: 18.00 Taxes: 499.50
20161019-0110381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars** (**$135,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **DANNY POWELL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **VILLAGE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY** ("Grantee"), its 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, Tennessee, being Lot No. 15 on the Plan of Sadler Place, as of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 50 feet on the easterly side of Oakland Avenue and runs back parallel lines 165 feet to an alley.

BEING the same property conveyed to Don Harris, unmarried, by Warranty Deed from William R. Gowing and wife, Patricia Faye Gowing and Remona G. Long and husband Gerold Steve Long, Sr., dated August 4, 2006, and of record in Instrument No. 20060808-0097129, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Danny Powell from Don Harris by Warranty Deed dated October 17, 2016, filed of record in Instrument No 20161019-0110380, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2144 Oakland Street, Nashville, Tennessee 37210.

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

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17 day of **October, 2016**.

DANNY POWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DANNY POWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of **October, 2016**.

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JANUARY 24, 2017

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00 .

AFFIANT

Sworn to and subscribed to before me this 17th day of ~~October~~, 2016.

~~NOTARY~~ PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY