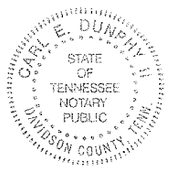
Davidson County DEEDWARR
Recvd: 10/19/16 13:44 3 pgs
Fees:18.00 Taxes:629.00
20161019-0110586

Warranty Deed

 NOTARY PUBLIC AT LARGE Carl E. Dunphy II My Commission Expires 11-5-2018 STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Lee Ann Maloney Affiant Subscribed and sworn to before me, this the 13th day of October, 2016. Notary Public My commission expires: 11-5-2018

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:
Sandra Hale	New Owner	
127 Arrowhead Drive		094-02-0-212.00
Hendersonville, TN 37075		

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, **ENERGI HOMES, GP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA HALE**, 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 the Southerly 68 feet of the Northerly 150 feet of Lot No. 15 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot No. 15 fronts 68 feet on the Easterly side of South 20th Street, and runs back between parallel lines, measuring 50 feet with the Northerly margin of an alley to a dead line in the rear measuring 68 feet.

Being a portion of the same property conveyed to Thomas Anthony Brown by Warranty Deed from Tiffany Lee Patterson, unmarried, Devisee under the Last Will of Phillip Sanders Sneed, of record in Instrument No. 20090106-0001408, Register's Office for Davidson County, Tennessee, dated January 6, 2009 and recorded on January 6, 2009.

Being the same property conveyed to 2J, LLC, a Tennessee limited liability company by Warranty Deed from Thomas Anthony Brown, unmarried, of record in Instrument No. 20141001-0090778, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014.

Being the same property conveyed to Terrafirma88, LLC, a Tennessee Limited Liability Company by Warranty Deed from 2J, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150511-0043081, Register's Office for Davidson County, Tennessee, dated May 6, 2015 and recorded on May 11, 2015.

Being the same property conveyed to Energi Homes, GP, a Tennessee General Partnership by Warranty deed from Terrafirma88, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160804-0081129 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on August 04, 2016.

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 603 South 20th Street, Nashville, TN 37206.

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 13th day of October, 2016.

ENERGI Homes, a Tennessee General Partnership

By:_____
Name: John Donelson IV
Title: Partner

By:_____
Name: Michael Winarski
Title: Partner

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 John Donelson IV and Michael Winarski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Partner(s) of ENERGI Homes, a Tennessee General Partnership, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan 2, 2018

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.24.19

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.