G#29030-2 BOX #14

BILL GARRETT, Davidson County
Trans:T20160095736 DEEDWARR
Recvd: 10/31/16 08:56 3 pgs
Fees:18.00 Taxes:4436.30
20161031-0114472

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$1,199,000.00**.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2016.

Katherine Goodson
Notary Public

My commission expires: March 10, 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Michael Dean Andres, Revocable Trust and Connie Marie Andres, Revocable Trust	**Michael Dean Andres, Revocable Trust and Connie Marie Andres, Revocable Trust**	**131-06-0-016.00**
2012 A Castleman Drive	**2012 A Castleman Drive**	
Nashville, TN 37215-6119	**Nashville, TN 37215-6119**	

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, a Tennessee limited liability company

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

MICHAEL DEAN ANDRES, TRUSTEE OF THE MICHAEL DEAN ANDRES REVOCABLE TRUST established February 6, 2012, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, as to a One-Half (1/2) undivided interest and CONNIE MARIE ANDRES, TRUSTEE OF THE CONNIE MARIE ANDRES REVOCABLE TRUST established February 6, 2012, her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, as to a One-Half (1/2) undivided interest

(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 2012 Castleman Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2012 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150716-0069227, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Homes at 2012 Castleman Drive, shown on Exhibit "B" to the Declarations of record in Instrument No. 20150716-0069227, said Register's Office, for a more complete identification and placement of said unit.

Being a portion of the same property conveyed to Evelyn I. Grannis by Quitclaim deed from John A. Grannis, Jr of record in Book 9800, page 530 Register's Office for Davidson County , Tennessee, dated September 18, 1995 and recorded on September 20, 1995.

Being a portion of the same property conveyed to Harvey 11 Tennessee, LLC, a Tennessee limited liability company by Warranty deed from John Avery Grannis, III, Personal Representative of The Estate of Evelyn Irick Grannis of record in Instrument No. 20150326-0026002 Register's Office for Davidson County, Tennessee, dated March 23, 2015 and recorded on March 26, 2015 and Scrivener's Affidavit, recorded on May 06, 2015 of record in Instrument No. 20150506-041147.

Being a portion of the same property conveyed to Timothy C. Harvey by Quitclaim deed from Harvey 11 Tennessee, LLC, a Tennessee limited liability company of record in Instrument No. 20150716-0069226 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 16, 2015.

Being a portion of the same property conveyed to Southern Elite Custom Homes, LLC by Quitclaim Deed from Timothy C. Harvey of record at Instrument No. 20161005-0105047, dated October 3, 2016 and recorded October 5, 2016, in the Register's Office of Davidson, Tennessee. This is **improved** property known as **2012 A Castleman Drive, Nashville, TN 37215-6119.**

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 27TH day of October, 2016.

Southern Elite Custom Homes, LLC a
Tennessee limited liability company

By: Terry Dale Davenport Jr. managing member
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, 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 **Managing Member** of **Southern Elite Custom Homes, LLC, a Tennessee limited liability company** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 27 day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160362