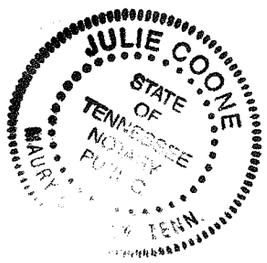
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/16 15:49 2 pgs
Fees:13.00 Taxes:358.90
20161118-0122172



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$97,000.00.**

Affiant

Subscribed and sworn to before me this 16 day of November, 2016

Notary Public
My Commission expires: 2-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nashville Homes, LLC	SAME	07108007200
1113 Arrowhead Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carl W. Demonbreun and Ricky O. Stevenson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nashville Homes, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being westerly one-half of Lot No. 25 on the Map of J. B. Haynie's Oriental Subdivision, of record in Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 25 fronts 50 feet on the southerly margin of Prince Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Carl W. Demonbreun by Warranty Deed from Elizabeth D. Garcia, also known as Elizbeth D. Cagle and husband Randall W. Cagle, dated December 4, 1989, recorded in Book 8001, page 254, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Carl W. Demonbreun and Ricky O. Stevenson dated July 11, 1990, recorded in Book 8155, Page 299, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07108007200, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4125, Page 525, Register's Office for Davidson County, Tennessee.

This is improved property known as: **314A Prince Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 16, 2016.

Carl W. Demonbreun

Ricky O. Stevenson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl W. Demonbreun and Ricky O. Stevenson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 16, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

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: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN