WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106645 DEEDWARR
Recvd: 12/05/16 11:13 2 pgs
Fees:13.00 Taxes:4440.00
20161205-0127285

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LARA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 8-7-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Belmont Real Estate Holdings II, LLC	Same As New Owner	Map 105-9-A
(NAME)	(NAME)	
1900 Belmont Boulevard		Parcels 2, 3 & 4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **James D. Wamble and Alisa S. Wamble, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Belmont Real Estate Holdings II, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, its successors 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 Unit Nos. 2, 3 and 4 on the Master Deed establishing Caldwell Cottages, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-123, et Seq. as amended in the Tennessee code annotated, and as established by a Master Deed, of record in Instrument No. 20061024-0131780, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in common elements appurtenant to said units as set forth in Master Deed. Reference is hereby made to Exhibit "B" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such units.

Being part of the same property conveyed to James D. Wamble, and wife and Alisa S. Wamble by Quitclaim deed, from DNA Miracle Properties, LLC, a Tennessee limited liability company, filed for record on June 17, 2013 in Instrument No. 20130617-0061537, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: a) 2016 Davidson County Taxes have been paid prorated and assumed by the Grantee; and b) Declaration of Covenants, Conditions, and Restrictions of record in the Master Deed Establishing Caldwell Cottages of record in Instrument No. 20061024-0131780, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1410 Caldwell Avenue, Unit Nos. 2, 3 & 4, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and we do covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Witness my/our hands this 1st day of December, 2016.

James D. Wamble

Alisa S. Wamble

State of Tennessee
County of Davidson

Personally appeared before me James D. Wamble and Alisa S. Wamble, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2016.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 37383

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017