THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160110644 DEEDWARR
Recvd: 12/16/16 10:20 2 pgs
Fees:13.00 Taxes:962.00

20161216-0132006

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2016

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VMA Real Estate, LLC		
1838 OTTER CREEK RD	NEW OWNER	163-00-0-002.00
NASHVILLE TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Reyes Construction, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VMA Real Estate, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, 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 Lot Nos. 10, 11 and 12 on the Plan of Shield's Antioch Lands of record in Plat Book 57, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Also being further described as follows:

Beginning at a point in the center of a lane running east and west, and also center of a lane running north and south, and being the southwest corner of Lot No. 10 and running from said beginning point along the center line of the north and south lane, degrees and distance as follows: North 1-1/2 deg. East 632 feet to a point opposite an old fence, which point is L. Carper's southwest corner; thence along the old fence, Carper's south boundary South 88-1/2 deg. East 633 feet to a fence corner; thence with the fence South 1-1/2 deg. West 740 feet to a point in the center of the lane, the southeast corner of this tract and the southwest corner of Lot No. 1 in said subdivision, which is now owned by Mrs. Morton; thence along the center of the lane, North 78 deg. 45' West 650 feet, to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to Richland South, LLC by deed from Community First Bank & Trust of record in Instrument No. 20111201-0093495 Register's Office for Davidson County, Tennessee, dated November 30, 2011 and recorded on December 1, 2011.

Being the same property conveyed to Reyes Construction, LLC by deed from Richland South, LLC, a Tennessee limited liability company of record in Instrument No. 20150917-0094569 and 20150917-0094570 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 17, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED

() IMPROVED property known as **0 Moss Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this the 15th day of December, 2016.

Reyes Construction, Inc., a Tennessee corporation

BY: Pedro Reyes

ITS: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared **Pedro Reyes**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of the maker, **Reyes Construction, Inc., a Tennessee corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 15th day of December, 2016.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY