BILL GARRETT, Davidson County
Trans:T20160111561 DEEDWARR
Recvd: 12/19/16 14:55 2 pgs
Fees:13.00 Taxes:370.00
20161219-0133194

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this the 15th day of December, 2016. Notary Public My commission expires:

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:
GO Homes, LLC	Simmons Bank	
602 Watermark Way	500 Corporate Centre Dr	07008007100
Franklin, TN 37064	Franklin, TN 37064	

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, **JOHN DONELSON, IV, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GO HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. (s) 228 and 229 on the Plan of J.B. Haynies Republican Plan of record in Plat Book 161, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots front 25 feet each on the Westerly side of Bryan Street and run back between parallel lines 125 feet to an alley.

Being the same property conveyed to Monica D. Edwards, Trustee by Quitclaim Deed from Ehrai Acklen Zapp (formerly Ehrai Acklen) and Gail Acklen Taylor of record in Instrument No. 20080317-0026924, Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 17, 2008 and within the same deed the said Monica D. Edwards, Trustee conveyed his interest in the subject property to Ehrai Acklen Zapp and Gail Acklen Taylor, jointly with rights of survivorship.

The said Ehrai Acklen Zapp (formerly Ehrai Acklen) having since died on February 06, 2013 leaving Gail Acklen Taylor as surviving tenant with right of survivorship.

Being a portion of the same property conveyed to Arete, LLC by Warranty deed from Gail Acklen Taylor of record in Instrument No. 20160513-0048073 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 13, 2016.

Being a portion of the same property conveyed to Energi Homes, LLC by Warranty deed from Arete, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160606-0056990 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 06, 2016.

Being a portion of the same property conveyed to John Donelson, IV, unmarried by Quitclaim deed from Energi Homes, LLC, a Tennessee Limited Liability Company NKA Energi Homes, a Tennessee General Partnership of record in Instrument No. 20161114-

0119976 Register's Office for Davidson County, Tennessee, dated November 14, 2016 and recorded on November 14, 2016.

This is unimproved property known as 1004 Free Silver Rd., Nashville, TN 37207.

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 15th day of December, 2016.

John Donelson, IV

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

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