BILL GARRETT, Davidson County
Trans:T20170009630 DEEDWARR
Recvd: 02/01/17 15:12 2 pgs
Fees:13.00 Taxes:1406.00
20170201-0010920

Warranty Deed

Julie Hamilton State of Tennessee Notary Public Davidson County	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 27th day of January, 2017. Notary Public My commission expires: 7/3/2017

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:
Darrell L. Vesterfelt	Same as new owner	
1333 Love Joy Court		07207038300
Nashville, TN 37216		

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, **NASHVILLE REHABBERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARRELL L. VESTERFELT, A SINGLE MAN**, 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. 1 on the Plan of Lovejoy Court of record in Plat at Instrument No. 20160322-0027039, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cumberland Property Investments, LLC, a Tennessee limited liability company by Warranty deed from G. Barksdale, Trustee of the Jean G. Barksdale Revocable Trust under agreement dated March 31, 1995 of record in Instrument No. 20131008-0105750 Register's Office for Davidson County, Tennessee, dated October 7, 2013 and recorded on October 8, 2013.

Being a portion of the same property conveyed to Turnkey, LLC, a Tennessee limited liability company by Warranty deed from Cumberland Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150211-0012611 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 11, 2015.

Being the same property conveyed to Nashville Rehabbers, LLC by Warranty deed from Turnkey, LLC of record in Instrument No. 20160414-0035924 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on April 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1333 Love Joy Court, Nashville, TN 37216.

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 27th day of January, 2017.

Nashville Rehabbers, LLC, a Tennessee Limited Liability Company

Jerry Earwood, Authorized Member

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 Jerry Earwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Nashville Rehabbers, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2017.

Notary Public

My Commission Expires: 7-2-18

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