BILL GARRETT, Davidson County
Trans: T20170032586 DEEDWARR
Recvd: 04/18/17 14:21 2 pgs
Fees: 13.00 Taxes: 4273.50

20170418-0037911

| | |
|---|---|
| (Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $1,155,000.00.<br>Deborah Layton<br>Affiant<br>Subscribed and sworn to before me, this ~~14th~~ 13th day of April, 2017.<br>Mary Lynn Cole<br>Notary Public<br>My commission expires: 2-23-2021 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Steve Lassiter | Steve Lassiter | 131-06-0P-002.00-CO |
| 2014 Castleman Drive | 2014 Castleman Drive | |
| Nashville, TN 37215 | Nashville, TN 37215 | |

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, I,

**Southern Elite Custom Homes, LLC**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Steve Lassiter**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 2012 Castleman Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150716-0069227, 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 Southern Elite Custom Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Timothy C. Harvey of record in Instrument No. 20161005-0105047 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 05, 2016.

This is improved known as **2014 Castleman Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of April, 2017.

Southern Elite Custom Homes, LLC

Terry Dale Davenport Jr. Managing Member

By: Terry Dale Davenport Jr., Managing Member

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

**Personally appeared before me, a Notary Public of said County and State, Terry Dale Davenport, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Southern Elite Custom Homes, LLC and is authorized by said Limited Liability Company to execute this instrument on its behalf..**

**Witness my hand, at office, this** 10 **day of** April, **2017.**

**Notary Public**

**My Commission Expires:** 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY