Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:

John Dittmar
4369 Chickering Lane
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0242 JM

144-10-0-005.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170034390 DEEDWARR
Recvd: 04/24/17 14:24 2 pgs
Fees:13.00 Taxes:4440.00
20170424-0040043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN DITTMAR** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Chickering Estates, Section I of record in Plat Book 2663, Page (s) 86 and 87, 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 the same property conveyed to Vintage South, LLC, a Tennessee limited liability company by Warranty Deed from CL 2014, LLC, a Tennessee limited liability company of record in Instrument No. 20150120-0005328 Register's Office for Davidson County, Tennessee, dated January 12, 2015 and recorded on January 20, 2015.

Being also known as 4369 Chickering Lane Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **April, 2017**.

VINTAGE SOUTH, LLC
a Tennessee limited liability company

By: _____
Nathan Lyons, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nathan Lyons, the Sole Member of VINTAGE SOUTH, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **April, 2017**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **1,200,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 21st day of **April, 2017**.

SHIRA K. HUGHES NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

_____
NOTARY PUBLIC

My commission expires: _____