Bill Garrett Davidson County
Batch# 246 DEEDWARR
09/11/2017 03:40:12 PM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20170911-0093071

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $374,900.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2017.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stephen Boyd Bailey Margaret D. Pell 2150 B Oakland Street Nashville, TN 37210	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	106 13 0A 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VILLAGE BUILDERS, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN BOYD BAILEY** and **MARGARET D. PELL**, as tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit D, as shown on the plan attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2148 Oakland Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20161116-0120616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Village Builders, LLC, a Tennessee limited liability company, by deed from William Thomas Luckett and Theresa Luckett

Burdge, Co-Executors of the Estate of Mary Baltz Luckett, of record in Instrument No. 20160707-0069676, dated June 30, 2016, as corrected in Instrument No. 20161017-0109396, dated October 13, 2016, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 332, page 31, Register's Office for Davidson County, Tennessee.

3. Subject to a street closing and any easement(s) retained in Ordinance No. 093-784, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161116-0120616, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2150 B Oakland Street, Nashville, TN 37210.**

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 7th day of September, 2017.

VILLAGE BUILDERS, LLC,
a Tennessee limited liability company

By: _____
Benjamin E. Carter, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **BENJAMIN E. CARTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **MEMBER** of **VILLAGE BUILDERS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such **MEMBER** executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such **MEMBER**.

WITNESS my hand, at office, this 7th day of September, 2017.

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COU
My Commission Expires

_____
Notary Public

My Commission Expires: Nov. 6, 2017