File Box 9

NEW OWNER:

James M. May and Vivien H. May
3729 Woodmont Boulevard
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

Regions Mortgage
2050 Parkway Office Circle
ALBH40602B
Birmingham, AL. 35244

FILE NO: 18-0084 MJ

116-08-0V-001.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 59981 **DEEDWARR**
02/16/2018 02:38:36 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50

20180216-0015388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Two Hundred Seventy-Five Thousand and 00/100 Dollars ($1,275,000.00)** 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 **JAMES M. MAY AND VIVIEN H. MAY, HUSBAND AND WIFE** ("Grantee"), its 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. 1 on the plan of Final Plat of Bell Estates Revision 1, and of record in Instrument No. 20140708-0060023, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Vintage South, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Land Development.com, Inc., a Tennessee Corporation, dated December 8, 2014, and of record Instrument No. 20141210-0113038, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3729 Woodmont Boulevard, Nashville, Tennessee 37215.

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TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 15th day of **February, 2018**.

VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: NATHAN LYONS, ITS CHIEF 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, VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **February, 2018**.

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 $ **1,275,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15 day of **February, 2018**.

NOTARY PUBLIC

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018