Bill Garrett Davidson County
Batch# 72994 DEEDWARR
03/26/2018 10:40:40 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20180326-0028054

# Warranty Deed

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|---|---|
| ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON<br>My Comm. Expires November, 5, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $360,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 22nd day of March, 2018.<br>Notary Public<br><br>My commission expires: 11-5-18 |

**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: |
|---|---|---|
| James Vince Witty | Highlands Residential Mortgage Ltd. | |
| 1006 Free Silver Rd. | 12001 N. Central Expressway, Suite 750 | 070-08-0A-002.00-CO |
| Nashville, TN 37206 | Dallas, TX 75243 | |

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, **GO HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES VINCE WITTY, AN UNMARRIED 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 Unit 1006, of Homes at 1004 Free Silver Road, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1004 Free Silver Road, of record in Instrument No. 20161220-0133485, and being shown on Plat attached thereto as Exhibit "B", 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 Ehrai Acklen by Warranty deed from Eugene Miller of record in Book 4761, page 565 Register's Office for Davidson County , Tennessee, dated November 01, 1973 and recorded on November 02, 1973.

Being the same property conveyed to Monica D. Edwards, Trustee by Quitclaim Deed from Ehrai Acklen Zapp (formerly Ehrai Acklen) and Gail Acklen Taylor of record in Instrument No. 20080317-0026924, Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 17, 2008 and within the same deed the said Monica D. Edwards, Trustee conveyed his interest in the subject property to Ehrai Acklen Zapp and Gail Acklen Taylor, jointly with rights of survivorship

The said Ehrai Acklen Zapp (formerly Ehrai Acklen) having since died on February 06, 2013 leaving Gail Acklen Taylor as surviving tenant with right of survivorship.

Being a portion of the same property conveyed to Arete, LLC by Warranty Deed from Gail Acklen Taylor of record in Instrument No. 20160513-0048073 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 13, 2016.

Being a portion of the same property conveyed to Energi Homes, LLC by Warranty Deed from Arete, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160606-0056990 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 06, 2016.

Being a portion of the same property conveyed to John Donelson, IV, unmarried by Quitclaim deed from Energi Homes, LLC, a Tennessee Limited Liability Company NKA Energi Homes, a Tennessee General Partnership of record in Instrument No. 20161114-0119976 Register's Office for Davidson County, Tennessee, dated November 14, 2016 and recorded on November 14, 2016.

Being a portion of the same property conveyed to Go Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from John Donelson, IV, an unmarried man of record in Instrument No. 20161219-0133194 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 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 1006 Free Silver Rd., Nashville, TN 37206.

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 22nd day of March, 2018.

***Go Homes, LLC***

Michael Winarski, 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 Michael Winarski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Go Homes LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 22nd day ~~of March, 2018~~.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021