WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,400.00 .

Tabatha J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

Notary Public

COMMISSION EXPIRES: 2/10/2021

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 174648 **DEEDWARR**
12/17/2018 10:03:18 AM 2 pgs
Fees: $13.00 Taxes: $970.88

20181217-0122258

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tabatha J. Smith	State Farm Bank, F.S.B	044 15 0E 025.00
(NAME)	(NAME)	
2201 Village Park Ct.	P.O.Box 11733	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Village Green of Old Hickory LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tabatha J. Smith, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 25, Phase 2, on the Final Plat Village ,of record in Instrument No. 20171220-0129585, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a part of the same property conveyed to Village Green of Old Hickory, LLC, a Tennessee Limited Liability Company by Deed dated March 11, 2016 from James R. Yates and wife, Carolyn H. Yates, recorded March 22, 2016, in Instrument Number 20160322-0027088, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2201 Village Park Court (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

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, successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

Witness our hands this 14th day of December, 2018.

Village Green of Old Hickory LLC, a Tennessee Limited Liability Company

By: _____ Member
Robert E. Porter, Member

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert E. Porter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the **Member** of **Village Green of Old Hickory, LLC**, the within named bargainor, a LLC and that **he** as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert E. Porter as such Member.

WITNESS my hand and seal this 14th day of December, 2018.

_____
S. Nixon Pressley
Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE