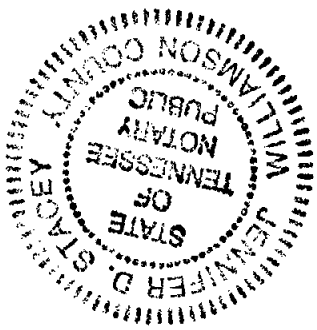
(1)

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 186525 **DEEDWARRSP**
01/22/2019 10:03:18 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20190122-0005813

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jack Huddleston Sells and Michele Carter Sells, husband and wife 29 Colonel Winstead Drive Brentwood, TN 37027	New Owner	159060B042.00CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Voce Development Company, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jack Huddleston Sells and Michele Carter Sells, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 42, as shown on Final Plat Voce, Phase 3, of record at Instrument No. 201811190113859, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being a part of the same property conveyed to Voce Development Company, LLC by Special Warranty Deed dated 07/26/2016 from Granny White Cabin Realty, LLC of record in Instrument 201607260076796, Register's Office for Davidson County, Tennessee.

AND

Being a part of the same property conveyed to Voce Development Company, LLC by Special Warranty Deed dated 10/22/2018 from Granny White Cabin Realty, LLC of record in Instrument 201810230105049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 1788 Woodsong Drive, Brentwood, TN 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 18th day of January, 2019.

Voce Development Company, LLC

BY: Lisa Carnes

Lisa Carnes, Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lisa Carnes, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Vice President of Voce Development Company, LLC , the within named bargainor, a limited liability company, and that she as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Lisa Carnes as such Vice President.

Witness my hand and official seal, this the 18th of January, 2019.

Lynn J Babcock

Notary Public

My Commission Expires: 1-4-21

(SEAL)

