WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — JACK CASE WILSON — WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 7100 Executive Center Drive,
Ste. 150, Brentwood, Tennessee 37027

B-2213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Johns	Samuel Johns	119-03-0-028.00
(NAME)	(NAME)	
141 Dodge Drive	141 Dodge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, WE, Richland Builders of Tennessee, LLC, a Limited Liability Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Johns, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 69 on the Plan of Mertie Milwee Property of record in Book 2331, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Volunteer Construction of Nashville by deed from Citadel Investments, Inc. of record in Instrument No.20010521-0052099, and re-recorded in Instrument No. 20010601-0057036, Register's Office of Davidson County, Tennessee.

Said property further conveyed to Richland Builders of Tennessee, LLC, a Limited Liability Corporation by Quit Claim Deed from Volunteer Construction Company of Nashville, LLC of record in Instrument No, 20010600-1057037, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 141 Dodge Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 my hand this 19th day of July, 2001.

Richland Builders of Tennessee, LLC

By:

R. Gregg Poole, Chief Manager

Davidson County DEEDWARR
Recvd: 08/10/01 08:47 3pgs
Fees:18.00 Taxes:296.00

20010810-0086128

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richland Builders of Tennessee, LLC, a Limited Liability Corporation the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of July, 2001.

Commission expires:

Notary Public

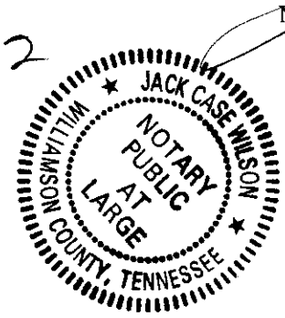
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Gregg Poole with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Chief Manager respectively of Richland Builders of Tennessee, LLC the within named Chief Manager, and corporation, and that he/she as such Chief Manger being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said R. Gregg Poole as such Chief Manager .

Witness my hand and official seal at office at Brentwood, Tennessee on this the 19th day of July, 2001.

Notary Public

My Commission Expires: 4/16/02



RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive,
Ste. 150
Brentwood, Tennessee 37027

File No.: B-2213

EXHIBIT A

Land in Davidson County Tennessee, being Lot No. 69 on the Plan of Mertie Milwee Property of record in Book 2331, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.