WARRANTY DEED

FILE BOX 19B
03-8-030-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of August, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/15/03 15:47 2pgs
Fees:13.00 Taxes:1224.70

20030815-0118397

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THE BACON GROUP, INC., AND CATALYST CONSTRUCTION MANAGMENT, LLC	" NEW OWNER "	130-07
(NAME)	(NAME)	
P.O. Box 50913		98.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **WILLIAM O. THWEATT, TRUSTEE OF THE WILLIAM O. THWEATT TRUST DATED AUGUST 17, 1998**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THE BACON GROUP, INC., AND CATALYST CONSTRUCTION MANAGMENT, LLC**, hereinafter called the Grantee(s), 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 part of an un-numbered tract marked "For Future Development," on the easterly side of Sunnybrook Drive, as shown on the Plan of a Re-Subdivision of Part of Royal Oaks Subdivision, as of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINING at a point on the easterly margin of Sunnybrook Drive, at the southwest corner of Lot No. 13 on said Subdivision plan, and the northwest corner of this tract; thence with the South line of Lot 13, eastwardly 308.44 feet to a point in the westerly line of Esteswood Subdivision, as of record in Book 974, Page 31, said Register's Office; thence with the line of said subdivision, southwardly 154 feet more or less to a point at the northeast corner of the lot conveyed to Pauline Sender, et al, by Deed from Irvin Wolf and wife, as of record in Book 2092, Page 101, said Register's Office; thence along Sender's North line, westwardly 306 feet more or less to a point on the easterly margin of Sunnybrook Drive; thence with the margin of the same, northerly 156 feet more or less to the point of the BEGINNING.

BEING the same property conveyed to WILLIAM O. THWEATT, TRUSTEE, OR SUCCESSOR TRUSTEE OF THE WILLIAM O. THWEATT TRUST, by Quitclaim Deed from WILLIAM O. THWEATT, of record in Book 11081, Page 830, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4412 Sunnybrook Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 WHEREOF, its hands, this 13th day of August, 2003.

William O. Thweatt

WILLIAM O. THWEATT, TRUSTEE
OFTHE WILLIAM O. THWEATT TRUST,
DATED AUGUST 17, 1998

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM O. THWEATT, TRUSTEE OF THE WILLIAM O. THWEATT TRUST DATED AUGUST 17, 1998,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of August, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.