STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/04 11:58 2pgs
Fees:13.00 Taxes:323.75
20040301-0022855

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| B & T Building Group, LLC | B & T Building Group, LLC | 73-1 (Lt 2)<br>73-1 (Lt 1)<br>73-5 (Lt 4) |
| 4564 Raccoon Trail | 4564 Raccoon Trail | GROUP |
| Hermitage, TN 37076 | Hermitage, TN 37076 | PARCEL<br>281 (Lt 2)<br>280 (Lt 1)<br>218 (Lt 4) |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Seven Thousand Five Hundred Dollars and Zero cents ( $87,500.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Douglas B. Martin and wife, Patti B. Martin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto B & T Building Group, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

TRACT 1

BEING Lot No. 2 on the Plan of Martin Subdivision (Tract marked "Mrs. V. Robinson" on the Plan of Virginia Manor, Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee), of record as Instrument No. 20040211-0016728 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property is commonly known as 2008 Avalon Drive, Nashville, Tennessee 37216

TRACT 2

BEING Lot No. 1 on the Plan of Martin Subdivision (Tract marked "Mrs. V. Robinson" on the Plan of Virginia Manor, Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee), of record as Instrument No. 20040211-0016728 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property is commonly known as 1901 Warden Drive, Nashville, Tennessee 37216

TRACT 3

BEING Lot No. 4 on the Plan of Martin Subdivision (Tract marked "Mrs. V. Robinson" on the Plan of Virginia Manor, Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee), of record as Instrument No. 20040211-0016728 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property is commonly known as 1909 Warden Drive, Nashville, Tennessee 37216

BEING part of the same property conveyed to Douglas B. Martin and wife, Patti B. Martin, by deed from Brenda Fay Robinson Garner, as devisee under the Last Will and Testament of Hoyt Guy Robinson, Jr., deceased, and as his sole surviving heir-at-law, of record as Instrument No. 20030521-0069358 and as re-recorded as Instrument No. 20030909-0131604 in the Register's Office for Davidson County, Tennessee

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☒

This is improved ☐ property, known as 2008 Avalon Drive, 1901 Warden Drive and 1909 Warden Drive, Nashville, TN 37216

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, its successors and assigns forever; and we do covenant with the said Grantee 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 Grantee, its 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 27th day of February, 2004.

Patti B. Martin

Douglas B. Martin

BY: Douglas B. Martin
Attorney in Fact

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 Douglas B. Martin, the bargainor, 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 Nashville, Tennessee this 27th day of February, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas B. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patti B. Martin and acknowledged that he executed the same as the free act and deed of the said Patti B. Martin.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2004.

Mitchell A. Watts Notary Public

Commission expires: October 12, 2005.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee