WARRANTY DEED

FILE BOX 19B
04-06-027-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Frank E Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of June, 2004

Notary Public

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

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

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
FRANK GORDON AND GWEN GORDON	" NEW OWNER "	130-07-0
(NAME)	(NAME)	P/O 097.00 & 098.00
3102 WEST END STE. 250 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203 (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, **THE BACON GROUP, INC., AND CATALYST CONSTRUCTION, LLC,EACH AS TO ONE-HALF INTEREST AS TENANTS IN COMMON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRANK GORDON AND WIFE, GWEN GORDON**, 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 Lot No. 2, as shown on the Final Plat of Sunnybrook Lane, Section One, of record in Instrument No. 20040504-0050685, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to The Bacon Group, Inc. and Catalyst Construction Management, LLC, each as to a one-half interest as Tenants in Common, by Deed from Philip Roseman, Married, of record in Instrument No. 20030205-0015621, Register's Office for Davidson County, Tennessee; and part of the same property conveyed to The Bacon Group, Inc., by Deed from Catalyst Management, LLC, a Tennessee limited liability company, being one and the same as Catalyst Construction Management, LLC, a Tennessee limited liability company, of record in Instrument No. 20031202-0173193, 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.

Davidson County DEEDWARR
Recvd: 06/25/04 11:15 2pgs
Fees:13.00 Taxes:1535.50

20040625-0075627

BEING unimproved ☒
Improved ☐ property known as: LOT 2 Sunnybrook Lane, 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 18th day of June, 2004

THE BACON GROUP, INC.,
A TENNESSEE CORPORATION

By:_____
Richard Bacon, President

CATALYST CONSTRUCTION MANAGEMENT, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____ its Chief Manager
Daniel Rosen, Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **RICHARD BACON**, 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 PRESIDENT of **THE BACON GROUP, INC.**, the within named bargainor(s), a Tennessee Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of June, 2004.

My Commission Expires: 03/31/07

Notary Public

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

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **DANIEL ROSEN**, 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 CHIEF MANAGER of **CATALYST CONSTRUCTION MANAGEMENT, LLC,** the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of June, 2004.

My Commission Expires: 03/31/07

Notary Public

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