STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

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

Notary Public

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

Davidson County DEEDWARR
Recvd: 11/29/04 11:13 2pgs
Fees:13.00 Taxes:851.00
20041129-0141335

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
Emily Bruce Browning	America's Wholesale Lender	73-5
1909 Warden Drive	750 Old Hickory Boulevard	GROUP
Nashville, Tennessee 37216	Brentwood, TN 37027	PARCEL 218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Two Hundred Thirty Thousand Dollars and Zero Cents ($230,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, B & T Building Group, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jason S. Browning and wife, Emily Bruce Browning, 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.

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 hereby made for a more complete description.

BEING part of the same property conveyed to B & T Building Group, LLC, by deed dated February 27, 2004, from Douglas B. Martin and wife, Patti B. Martin, of record as Instrument No. 20040301-022855 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 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 Grantees, their heirs and assigns forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 our hands this 23rd day of November, 2004, the limited liability company having caused its name to be signed hereto by its duly authorized Co-managers on said day and date.

B & T Building Group, LLC

By: _____
Jason S. Browning, Co-manager

By: _____
Randy Tobitt, Co-manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy Tobitt and Jason Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-managers of B & T Building Group, LLC, the within named bargainor, a limited liability company, and that they as such Co-managers, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Co-managers.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of November, 2004.

Commission expires: October 12, 2005

_____
Mitchell A. Watts Notary Public

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