STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2005.

Notary Public

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

Davidson County DEEDWARR
Recvd: 03/29/05 11:09 2 pgs
Fees:13.00 Taxes:148.00
20050329-0033621

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	072-03-0
1909 Warden Place	1909 Warden Place	GROUP
Nashville, Tennessee 37216	Nashville, Tennessee 37216	PARCEL 174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Thousand Dollars and Zero Cents ($40,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert G. Cole, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto B & T Building Group, LLC, a Tennessee limited liability company, 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.

BEING Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the property conveyed to Rose B. Coulter and Barbara A. Coulter by deed dated July 20, 1979, from Robert G. Cole and wife, Sara R. Cole, of record in Book 5469, page 211, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

> BEING the easterly one-half of Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.
>
> SAID part of Lot No. 157 fronts 57.0 feet on the northerly margin of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line in the rear on which it measures 57.0 feet.

BEING part of the same property conveyed to Robert G. Cole and wife, Sara R. Cole, by deed dated February 2, 1956, from Cleo M. Miller and wife, Kathryn C. Miller, of record in Book 2492, page 14, Register's Office for Davidson County, Tennessee; the said Sara R. Cole having since died on September , 1985.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☒

This is improved ☐ property known as 1301 Howard Avenue, 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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my hand this 25th day of March, 2005.

Robert G. Cole

Robert G. Cole

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jason Chaffin, a Notary Public in and for said County and State, the within named Robert G. Cole, 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 25th day of March, 2005.

Commission expires: 03-22-2008

Jason Chaffin

Notary Public

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE