(1)

File No. 250400989

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 08:53 2 pgs
Fees:13.00 Taxes:148.00
20050502-0048179

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 26TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 07/21/07 (AFFIX SEAL)

WILLIAM DAVID CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T & T Building Contractors, LLC	**New Owner**	**MAP 007-15-0**
(NAME) **4828 Albert Fentress Road**	(NAME)	**PARCEL 46**
(ADDRESS) **Greenbrier, TN 37073**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eric S. Chastain**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T & T Building Contractors, LLC, HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS 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. 117, Section 5, Grizzard Manor Subdivision, as of record in Book 4675, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 120 feet on the easterly side of Graceland Drive and runs back between lines, 437.7 feet on the northerly line and 431 feet on the southerly line to a dead line in the rear upon which it measures 218 feet thereon.

Being the same property conveyed to Eric S. Chastain by deed from American General Financial Services, Inc., executed November 8, 2004 and filed for record on November 15, 2004, in Instrument No. 20041116-0137387, Register's Office for Davidson County, Tennessee.

This property has never been the principal residence of the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as **2042 Graceland Drive, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), its successors and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 26th day of April, 2005.

Eric S. Chastain

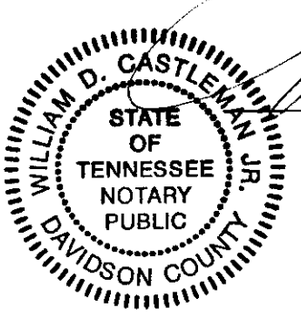
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ERIC S. CHASTAIN**, 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 at office this 26th day of April, 2005.

Commission expires: 07/21/07



Notary Public

File Number: 250400989

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072