File No. 250601677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: March 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 06/29/05 09:15 2 pgs
Fees:13.00 Taxes:203.50
20050629-0074595

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman O. Loewenstein	Herman O. Loewenstein	081-12-0-378.00
(NAME) 1300 Suntrust Bank Building	(NAME) SAME	
(ADDRESS) Nashville, TN 37219	(ADDRESS) SAME	
(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, WE, **Innovative Southern Builders, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herman O. Loewenstein**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Lot No. 130, on the Plan of McGavock's Town North Nashville, as shown by plat appearing of record in Plat Book 21, Page 23, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brenda Puryear and Patricia Fletcher by Installment Deed dated September 19, 1985 of record in Book 6661, Page 495, and being further conveyed to Brenda Puryear Patterson by Quitclaim Deed dated March 28, 1996 of record in Book 9994, Page 64, and being further conveyed to U.S. Bank National Association, fka First Bank National Association, as Trustee under the Pooling and Servicing Agreement dated March 14, 1997, for Cityscape Home Equity Loan Trust 1997-B by Substitute Trustee's Deed dated September 30, 2004 of record in Instrument No. 20041028-0129630, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Innovative Southern Builders, LLC by Special Warranty Deed dated November 23, 2004 of record in Instrument No. 20041206-0145065, said Register's Office.

All matters shown on the plan of record in Plat Book 21, Page 23; all in the Register's Office for Davidson County, Tennessee.

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 1411 10th Avenue N., Nashville, TN 37208
(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), HIS heirs 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), HIS 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.

Innovative Southern Builders, LLC

By:

Gregg Stringer, President

Attest: Emma K Bolstad
Emma K. Bolstad, Vice President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Gregg Stringer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Gregg Stringer self to be the President of Southern Innovative Builders, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at office this 7th day of June, 2005.

Commission expires: March 25, 2006

Melinda M. Brooks Notary Public

STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Emma K. Bolstad**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **Emma K. Bolstad** self to be the Vice President of Innovative Southern Builders, LLC , a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and Official seal this June 27, 2005

My Commission Expires: _____

Notary Public

File Number: 250601677

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129