File No. 251200405

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$259,000.00**

+ Christine Boyce for GTC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2005.

Kathy J Byers
Notary Public

MY COMMISSION EXPIRES: . 9-19-09
(AFFIX SEAL)

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/15/05 09:52 2 pgs
Fees:13.00 Taxes:958.30
20051215-0150545

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 NUMBER
The Conservatorship of Markeith Bass, Guardianship and Trusts Corp., Conservator	**C/O Guardianship and Trusts Corp.** **501 Union Street, Suite 404** **Nashville, TN 37219**	**032-10-0-002.00**
(NAME)	(NAME)	
4600 Setter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **McCain Custom Builders, Inc.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Conservatorship of Markeith Bass, Guardianship and Trusts Corp., Conservator**, 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 Lot No. 10 on the Plan of Section II, Quail Ridge Subdivision, as of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

BEING the same property conveyed to McCain Custom Builders, Inc., by deed from Trevor L. Hensch, and wife, Elizabeth J. Hensch, by deed of record in Instrument No. 20040809-0095547, 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 **4600 Setter Court, Nashville, TN 37207**
(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 my hand this 13th day of December, 2005.

McCain Custom Builders, Inc.

By: Terri F. Ray
Terri F. Ray, Executive Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **TERRI F. RAY** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge herself to be **EXECUTIVE ADMINISTRATOR** of **McCAIN CUSTOM BUILDERS, INC.**, the within named bargainer, a corporation, and that she as such **EXECUTIVE ADMINISTRATOR**, executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 13th day of December, 2005.

Commission expires: 9/19/09

Kathy J. Byers
Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: [redacted]0405
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072