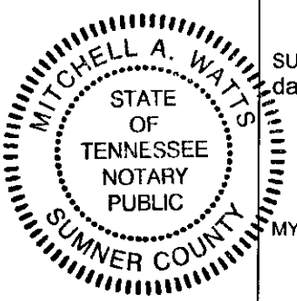
Davidson County DEEDWARR
Recvd: 04/21/06 15:07 2 pgs
Fees:13.00 Taxes:784.40

20060421-0046151



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

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
Karlin Clayton	Wells Fargo Bank, N.A.	072-03-0
1301 Howard Avenue	6116 Executive Boulevard #115-A	GROUP
Nashville, Tennessee 37216	Rockville, MD 20852	PARCEL 174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Two Hundred Twelve Thousand Dollars and Zero Cents ($212,000.00), cash in hand paid by the hereinafter named Grantees, 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 Karlin Clayton and husband, Stuart Clayton, 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. 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 buy 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 the same property conveyed to B & T Building Group, LLC, a Tennessee limited liability company, by deed dated March 25, 2005, from Robert G. Cole, a single person, of record as Instrument No. 20050329-0033621 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 matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1301 Howard Avenue, Nashville, Tennessee 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 my hand this 14th day of April, 2006.

B & T Building Group, LLC

By: _____
Randy Tobitt, Member

By: _____
Jason S. Browning, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, personally appeared Randy Tobitt and Jason S. 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 sole Members of B & T Building Group, LLC, the within named bargainor, a limited liability company, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the sole Members.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2006.

Commission expires: September 30, 2009

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY