Davidson County DEEDWARR
Recvd: 11/28/06 12:47 2 pgs
Fees:13.00 Taxes:1204.35

20061128-0146689

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 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, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Cynthia C. Wallace	Capital Bank & Trust Company	102-14-0
836 Clematis Drive	1808 West End Avenue Suite 600	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37203	PARCEL 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Five Thousand Five Hundred Dollars and Zero Cents ($325,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, IV Construction, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cynthia C. Wallace and husband, William G. Wallace, IV, 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. 318 on the Plan of Brook (incorrectly spelled "Brooke" in the two previous deeds of record) Meade, Section IX, of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to IV Construction IV (correctly known as "IV Construction, LLC") by Quitclaim Deed dated October 26, 2006, from Daniel Crosby, unmarried, and Guy Wallace, IV, married, of record as Instrument No. 20061026-0133153 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 836 Clematis Drive, Nashville, Tennessee 37205

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 21st day of November 2006.

IV Construction, LLC

By: _____

Guy Wallace, IV, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts a Notary Public of the State and County aforesaid, personally appeared Guy Wallace, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of IV Construction, LLC, the within named bargainor, a limited liability company, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November 2006.

Commission expires: September 30, 2009

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Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY