PREPARED BY & RETURN TO: PERRONE & YOUNG ATTYS.
109 WESTPARK [illegible] SUITE 330
BRENTWOOD, TN [illegible]27

Davidson County DEEDWARR
Recvd: 06/11/07 11:57 2 pgs
Fees:13.00 Taxes:1109.63
20070611-0069646

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203
(615) 522-0140

File No.: **07-1685**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Best Built Construction Inc., a Tennessee Corporation, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Terri L Wilcox and husband, Brad Wilcox, ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF STILL SPRING HOLLOW SUBDIVISION, SECTION I, PHASE I, OF RECORD IN BOOK 7900 PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED BY WARRANATY DEED FROM GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TRIANON DEVELOPMENTS, LTD., A DELAWARE CORPORATION, AND OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION TO BEST BUILT CONSTRUCTION, INC. AS RECORDED ON THE 18TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060418-0044167 AND PART OF WARRANTY DEED FROM CLAUDIA B DAVIS, CAREY G DAVIS, AN UNMARRIED MAN, PHILIP L. DAVIS AND PHILIP L. DAVIS, JR. TO GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION AND TRIANON DEVELOPMENTS LTD., A DELAWARE CORPORATION AS RECORDED ON THE 4TH DAY OF AUGUST, 1989, IN BOOK 7907, PAGE 635, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

This conveyance is made 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.

Parcel ID # **128-16-0-A-14-CO**
☒ Improved OR
☐ Unimproved property located at: **209 Still Springs Hollow, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **7th** day of **June, 2007.**

Best Built Construction Inc.

By: **Javad Salimi,** It's **President**

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Javad Salimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **President** of **Best Built Construction Inc.,** the within named bargainor, a Corporation, and that he/she as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by him/herself as **President**.

Witness my hand and Notarial Seal this the 7th day of **June, 2007**.

Amy S. Medana
Notary Public

My Commission Expires:

AMY S. MEDANA STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires JULY 1, 2009

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$299,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

C M. Lm
Affiant

Subscribed and sworn to before me this the **7th** day of **June, 2007**.

Amy S Medana
Notary Public

My Commission Expires:

AMY S. MEDANA STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires JULY 1, 2009

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Owner's Name: **Terri L Wilcox**

and Address: **209 Still Springs Hollow, Nashville, TN 37221**

Mail tax bills to. (Person or Agency responsible for payment of taxes)

Terri Wilcox
209 Still Spring Hollow
Nashville, TN 37221