File No. 280100929

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$24,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ 6th DAY OF ~~JANUARY~~ February, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/22/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawkins Contracting , LLC	Dawkins Contracting , LLC	Map 43.09 Parcel 98
(NAME) 815 Old Dickerson Pike	(NAME) same	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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,

Stewart Building Group, LLC,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawkins Contracting, LLC,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being the Easterly ½ of Lot 17, Block "D" of Woodlawn Estates, as subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

SAID Easterly ½ of Lot 17 fronts 50.5 feet on the Northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line in the rear.

Being part of the same property conveyed to Stewart Building Group, LLC by Warranty Deed dated July 24, 2007, from James Tippitt, of record by Instrument No. 20070731-0090685 in the Register's Office for Davidson County, Tennessee. ALSO by Scrivener's Affidavit to Correct Deed by Instrument No. 20070731-0090685, of record by Instrument No. 20070920-0112598 in the Register's Office for Davidson County, Tennessee, correcting the legal description.

NOTE: The Legal Description was erroneously stated in Instrument No. 20070731-0090685 (but corrected by Scrivener's Affidavit of record by Instrument No. 20070920-0112598) , erroneously stated in Instrument No. 20070719-0085984 and Book 6951, Page 464, all in the Register's Office for Davidson County, Tennessee. The Legal description was correct in Book 2295, Page 633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 02/08/08 13:20 2 pgs
Fees:13.00 Taxes:92.13

20080208-0013259

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 245 Cumberland Ave., Madison, TN 37115

(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), THEIR 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), 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 our hands this 31st day of January, 2008.

Stewart Building Group, LLC

By: Curtis Stewart

Curtis Stewart, President

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Curtis Stewart with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Stewart Building Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 31st day of January, 2008.

Commission expires: MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

File Number: 280100929

~~**RETURN TO:**~~

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072