WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig M. Wiseman	**Same As Owner**	**Map 130-8**
(NAME) **4301 Wallace Lane**	(NAME)	**Parcel 71**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SYCAMORE CONSTRUCTION, LLC,** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG M. WISEMAN AND WIFE, K. KARYANN WISEMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sycamore Construction, LLC by Quitclaim deed from Robert L. Scruggs, of record as Instrument No. 20080424 0041796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2008 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, pages 10 and 11, said Register's Office; (c) Restrictive covenants contained in Book 2092, page 410, as amended in Book 2097, page 43, said Register's Office. Owner's Certificate shows an 85 foot minimum building setback line from Wallace Lane, a 30-foot minimum building setback line from Colewood Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lots.

unimproved ☐

This is improved ☒ property, known as 4301 Wallace Lane, Nashville, TN 37215

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 18th day of April, 2008.

Sycamore Construction, LLC

By: Robert L. Scruggs

Robert L. Scruggs, President

Davidson County DEEDWARR
Recvd: 04/24/08 09:28 2 pgs
Fees:13.00 Taxes:5272.50

20080424-0041797

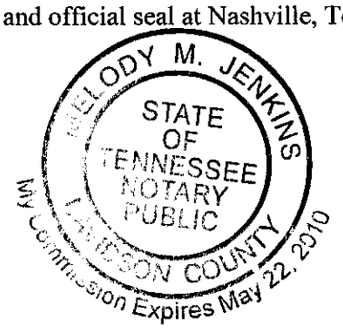
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs**, 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 Sycamore Construction, LLC,** the within named bargainor, a limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President..

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2008

Commission expires:



Notary Public