WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/08 09:31 2 pgs
Fees:13.00 Taxes:407.00
20080627-0066343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Kenneth D. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Fleming	CTX Mortgage Company, LLC	081-10-0-322.00
(NAME)	(NAME)	
2401 Osage Street	3100 McKinnon St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN XXXXX 37208	Dallas, TX 75201	
(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, **Accessible Builders Consortium Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth D. Fleming and Terra L. Fleming, husband and wife**, 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 the easterly 50 feet of the northerly 160 feet of Lot No. 21 on the map of the subdivision of the Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, register's Office for said County.

Said part of Lot No. 21 fronts 50 feet on the southerly side of Osage Street and runs back between parallel lines, with the westerly margin of 24th Avenue North 160 feet to a dead Line.

Being the same property conveyed to ACCESSIBLE BUILDERS CONSORTIUM, INC., by deed from CATHERINE PATTERSON, of record as Instrument No. 20070827-0102242, dated August 21, 2007, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2401 Osage Street, Nashville, TN XXXXX 37208
(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 my hand this 24th day of June 2008.

Accessible Builders Consortium Inc.

By: Floyd Stewart Jr
Floyd Stewart, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within name **Floyd Stewart, Jr.**, the bargainor, with whom I am personally acquainted, and who acknowledged that **HE** is the **Executive Director** of **Accessible Builders Consortium, Inc.**, and is authorized to execute this documentation on behalf of **Accessible Builders Consortium, Inc.**, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th June 2008.

Commission expires:

Notary Public

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:

