WARRANTY DEED

Record & Return To:

Foundation Title and Escrow, LLC
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of February, 2011

Notary Public

MY COMMISSION EXPIRES: 7/31/12

(AFFIX SEAL)

LYNN GALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawkins Contracting, LLC	New Owner	07112000700
(NAME)	(NAME)	
1700 Lischey Avenue	815 Old Dickerson Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Craig Brown and Jana Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dawkins Contracting, LLC, 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 southerly 56 feet of Lot No. 7 on the Map of Trinity Heights Subdivision of record in Plat Book 161, page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 7 fronts 56 feet on the westerly side of North 4th Street formerly Lischey avenue and runs back between parallel lines with the northerly margin of Marshall Avenue 165 feet to an alley.

Being the same property conveyed to Craig Brown and Jana Brown, husband and wife, by Warranty Deed from Marcelle C. Carter, widow, dated July 20, 2010 and recorded in Instrument No. 20100723-0057773, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 1700 Lischey Avenue, Nashville, TN

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, has 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.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20110009909 DEEDWARR
Recvd: 02/16/11 14:46 2 pgs
Fees:13.00 Taxes:59.20

20110216-0013336

Witness our hands this **11th** day of **February, 2011**

Craig Brown

Jana Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Craig Brown and Jana Brown**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **February, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON