WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00 Affiant Subscribed and sworn to before me, this 21st DAY OF April, 2011. Notary Public MY COMMISSION EXPIRES: 5-20-14 (AFFIX SEAL)
R-MFR-11-4704	
	THIS INSTRUMENT WAS PREPARED BY Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Building Masters, LLC	Building Masters, LLC	
4704 Illinois Avenue	(NAME) 4704 Illinois Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	91-11-83.00
(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 J.P. HOFFMAN JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BUILDING MASTERS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 605, 607 AND 609, BLOCK 106, PLAN OF WEST NASHVILLE NO. 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO J.P. HOFFMAN, JR. BY QUITCLAIM DEED FROM GLORIA WILLIAMS HOFFMAN N/K/A GLORIA WILLIAMS HILL OF RECORD IN INSTRUMENT NO. 20110427003234 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO J.P. HOFFMAN, JR. AND WIFE, GLORIA WILLIAMS HOFFMAN BY WARRANTY DEED FROM WILLIAM BAILEY BRUCE AND WIFE, ANNIE LOUISE BRUCE, RECORDED ON THE 21ST DAY OF MARCH, 1973 IN BOOK 4690, PAGE 893, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 4704 Illinois Avenue, Nashville, Tennessee 37209

(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 my/our hand(s) this 21st day of April, 2011.

J.P. Hoffman Jr.

BILL GARRETT, Davidson County
Trans: T20110024850 DEEDWARR
Recvd: 04/27/11 15:18 2 pgs
Fees: 13.00 Taxes: 251.60

20110427-0032345

STATE OF Tennessee
COUNTY OF Davidson

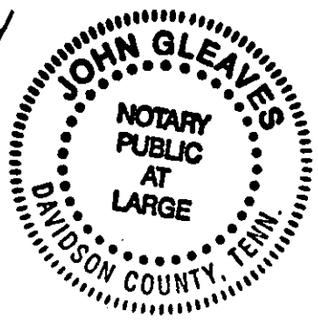
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.P. Hoffman Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903