File Box 24B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110030495 DEEDWARR
Recvd: 05/23/11 11:34 2 pgs
Fees: 13.00 Taxes: 499.50
20110523-0039261

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

ANN B. WADDEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Williams | Franklin Synergy Bank | 13607015100 |
| (NAME) | (NAME) | |
| 144 Saxon Mist Drive | 3301 Aspen Grove Drive, Ste. 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Franklin, TN 37067 | |
| (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, **Eco-Build of TN LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Williams and Donald Williams, Jr., wife and husband**, 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:

Being Lot No. 278 on the plan of Priest Lake Park, Section V, of record in Book 4460, pages 174, 175, and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed dated 2/25/09, of record in Instr. No. 20090225-0016471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eco-Build of TN LLC by deed from CitiMortgage, Inc. dated 1/11/11, of record in Instr. No. 20110113-0003555, Register's Office for Davidson County, Tennessee.

Subject to 2011 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 4460, pages 174, 175 and 176, to the restrictive covenants as set out in Book 4219, page 892, Book 4317, page 17, Book 4482,page 615, Book 4505, page 774, Book 4698, page 969, Book 5097, page 566, Book 5456, page 509, Book 5499,page 879, Book 5960, page 868, and Book 7422, page 832, said Register's Office. Subject to the rights and claims of parties in possession. Notice of Completion filed for record in Instr. No. 20110505-0034747, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 144 Saxon Mist Drive, Nashville, TN 37217
(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 19th day of May, 2011.

Eco-Build of TN LLC

By:
James Maciuk, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, James Maciuk, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Manager of Eco-Build of TN LLC, a Tennessee limited liability company, and as such Chief Manager is so authorized to executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 19th day of May, 2010.

Commission expires: October 22, 2011

ANN B WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Ann B. Waddell

Notary Public