RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
5000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # _____
(Davidson County File Box 9-B)

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110046916 DEEDWARR
Recvd: 08/02/11 11:49 2 pgs
Fees:13.00 Taxes:595.70
20110802-0059259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2011.

Beth M. Brock
Notary Public

My commission expires: _____

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Broman	Fifth Third Bank	Map: 91-11
4711 Illinois Ave	5050 Kingsley Dr.	Parcel: 94
Nashville, TN 37209	Cincinnati, OH 45268	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BUILDING MASTERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON BROMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 622 and 624, Block 104, on the Plan of West Nashville, No. 1, of record in Plat Book 57, pages 74 and 75, 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 Building Masters, LLC, A Tennessee Limited Liability Company by deed from Nancy E. Davis, unmarried of record in Instrument Number 20110505-0034746, Register's Office for Davidson County, Tennessee, dated May 4, 2011.

Being the same property conveyed to Henry A. E. Davis and wife, Nancy E. Davis by deed dated September 9, 1969 from R. A. Haislip and wife, Annie E. Haislip, of record in Book 4364, page 125, Register's Office for Davidson County, Tennessee. The said Henry A. E. Davis died on April 23, 2010 leaving Nancy E. Davis as the surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4711 Illinois Ave., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2011.

Building Masters, LLC

By:_____
Name: Justin Hicks
Title: Authorized Member/Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member/Secretary of Building Masters, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY