RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110969

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015189 DEEDWARR
Recvd: 03/01/12 12:39 2 pgs
Fees:13.00 Taxes:970.88
20120301-0018077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,400.00.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2012.

NOTARY PUBLIC

My commission expires: 1-9-16

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor A. Giese & Adam J. Sanders 4707 Illinois Ave. Nashville, TN 37209	~~Same address as new owner~~ FIFTH THIRD MORTGAGE 5001 KINGSLEY DR CINCINNATI, OH 45227	09111009200

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Two Thousand Four Hundred and 00/100 Dollars ($262,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BUILDING MASTERS, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TAYLOR A. GIESE, UNMARRIED AND ADAM J. SANDERS, UNMARRIED,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 2 on the Plan of the Resubdivision (Consolidation) of Lots 614, 616, 618 and 620 of Block 104 of Plan Number 1, West Nashville, as of record as Instrument No. 20111104-00888224, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to Building Masters, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Alfred Wayne Hudgens, Unmarried, dated 6/28/2011, recorded 6/29/2011, of record in Instrument # 20110629-0049824, in the Register's Office for Davidson County, Tennessee.

This is improved property is more commonly referred to as follows: 4707 Illinois Ave., Nashville, Tennessee 37209.

This conveyance is made subject to all matters as shown on Plat of record in Instrument No. 20111104-00888224; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 28th day of February, 2012.

BUILDING MASTERS, LLC

BY: JMH, member
JUSTIN HICKS, MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of February, 2012, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of Building Masters, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Limited Liability Company, and said Justin Hicks acknowledged said instrument to be the free act and deed of said Limited Liability Company.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY