RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121322

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120038591 DEEDWARR
Recvd: 05/25/12 12:06 2 pgs
Fees:13.00 Taxes:937.40
20120525-0045484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,350.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of May, 2012.

NOTARY PUBLIC

My commission expires: 9/21/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

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
Joshua Bronleewe et ux 4702 Illinois Avenue Nashville, TN 37209	Same address as new owner	09111039100

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Three Thousand Three Hundred Fifty and 00/100 Dollars ($253,350.00), 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, **JOSHUA BRONLEEWE AND KATHRYN BRONLEEWE, HUSBAND AND WIFE**, 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:

A certain tract or parcel of land, located in Davidson County, Tennessee, being all of Lot 2 of the Resubdivision of Lots Nos. 606, 607, and 609, Block 105, Plan of West Nashville No. 1, as of record in Instrument No. 20111104-0086229, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Building Masters, LLC, by Warranty Deed from J.P. Hoffman, Jr., dated 4/21/2011, recorded 4/27/2011, of record in Instrument No. 20110427-0032345, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 4702 Illinois Avenue, Nashville, TN 37209.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20111104-0086229; 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 they have 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 HANDS, this the 18th day of May, 2012.

BUILDING MASTERS, LLC

BY: _____
JUSTIN HICKS, MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of October, 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 Building Masters, LLC, and said officer acknowledged said instrument to be the free act of deed of said Building Masters, LLC.

WITNESS my hand and seal, this the 18th day of May, 2012.

_____
Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014