WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF WILLIMASON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Carmen Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2012.

S. T. M.
Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A&N Investments, LLC	"New Owner"	105-13-196.00
(NAME)	(NAME)	
1011 Glessner Drive		
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(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, I, Rose E. Cox, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A & N Investments, LLC, a Tennessee limited liability company, as to a Fifty Percent (50%) undivided interest, and Building Masters, LLC, a Tennessee limited liability company, as to a Fifty Percent (50%) undivided interest, as tenants in common, 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 the Easterly 50 feet of Lots Nos. 1, 2 and 3 in W.S. Duckworth's Plan of Lots, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Quitclaim Deed from Leroy Cox and Rose E. Cox, as wife to Rose E. Cox as recorded on the 20th day of July, 2011 in Instrument No. 20110720-0055637 and Warranty Deed from Claudia M. Gross, individually and as Executrix of the Estate of Zula B. Feerick, and Gayle Mooningham Hunter to Leroy Cox and wife, Rose E. Cox as recorded on the 16th day of September, 1982 in Deed Book 5938, Page 32, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1109 Lawrence Avenue, Nashville, TN 37204
(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.

BILL GARRETT, Davidson County
Trans:T20120066082 DEEDWARR
Recvd: 09/04/12 13:32 2 pgs
Fees:13.00 Taxes:777.00

20120904-0079637

Witness my hand this 29th day of August, 2012.

Rose E. Cox

STATE OF TENNESSEE

COUNTY OF WILLIMASON

On this 29th day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rose E. Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015