(4)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Choice City Homes LLC	NEW Owner	082-09 227.00 and 082-09 228.00
(NAME) 102 Vaughn Rd	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **Larry B. Felts, Ernest E. Rigsby, Brandon W. Rigsby, Mary Beth Finney, Maxine Finney, Alec Phillip Finney and Derek Daniel Finney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Choice City Homes LLC**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1317 1319 2nd Avenue North, Nashville, TN 37208

(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:T20120067104 DEEDWARR
Recvd: 09/07/12 08:44 3 pgs
Fees:18.00 Taxes:444.00
20120907-0081002

Witness our hands this 6th day of June, 2012.

Brandon W. Rigsby by La B. [illegible]
Brandon W. Rigsby

Mary Beth Finney by La B. [illegible]
Mary Beth Finney

Maxine Finney by La B. [illegible]
Maxine Finney

Derek Daniel Finney by La B. [illegible]
Derek Daniel Finney

La B. [illegible]
Larry B. Felts

Ernest E. Rigsby by La B. [illegible]
Ernest E. Rigsby

Alec Phillip Finney by La B [illegible]
Alec Phillip Finney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Larry B. Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-Fact for Brandon W. Rigsby, Mary Beth Finney, Maxine Finney, Alec Phillip Finney, Derek Daniel Finney and Ernest E. Rigsby, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Brandon W. Rigsby, Mary Beth Finney, Maxine Finney, Alec Phillip Finney, Derek Daniel Finney and Ernest E. Rigsby, the within named bargainors by the said Larry B. Felts as such Attorney-in-Fact.

Witness my hand and official seal in 6th, Tennessee this 6th day of June, 2012.

[illegible]
Notary Public

My Commission Expires: [illegible]

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commissi... Exp. 09-18-2012

File No.: 15114

EXHIBIT A

LAND in Davidson County, Tennessee, being part of Lot No. 22 on the Plan of H. W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Second Avenue North, 50 feet southerly from the corner of Lots Nos. 21 and 22, being Mrs. Barbara Diatakar's southeast corner; thence westwardly with Diatakar's south line 134.4 feet to the easterly margin of an alley; thence southwardly with the easterly margin of said alley, 50 feet to F. H. Meier's northwest corner; thence with Meier's north line eastwardly 134.4 feet to the westerly margin of Second Avenue North; thence northwardly with the westerly margin of said avenue 50 feet to the beginning.

BEING the same property conveyed to Earnest E. Rigsby, Larry B. Felts, William H. Finney, Gary D. Finney and Garland B. Hughes, equally as tenants in common, by Warranty Deed from Hilda M. Lewis, James Bryan Lewis and Ginger Lewis, dated November 19, 1986, of record in Book 7052, page 692, Register's Office for Davidson County, Tennessee. Garland B. Hughes conveyed his interest in said property to Brandon W. Rigsby, by Quitclaim Deed dated July 14, 2009, of record in Instrument No. 20091021-0097245, Register's Office for Davidson County, Tennessee. Gary Daniel Finney having since died and his interest in said property was inherited by Beth P. Finney (aka Mary Beth Finney), Derek Daniel Finney and Alec Phillip Finney by affidavit of heirship of record in Instrument No 20120907008099, Register's Office for Davidson County, Tennessee. William H. Finney having since died and his interest in said property was inherited by Maxine D. Finney by affidavit of heirship of record in Instrument No. 20120907008100, Register's Office for Davidson County, Tennessee