WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120069977 DEEDWARR
Recvd: 09/17/12 14:25 2 pgs
Fees:13.00 Taxes:234.95

20120917-0084428

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARDWOODS OF NASHVILLE CONTRACT AND SUPPLY LLC	SAME	MAP 156 PARCEL 71.00
(NAME)	(NAME)	
214 MCMILLAN STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	,	
(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, **GUIDO SCLABAS, and wife, BRIGETTE SCLABAS, by and through GUIDO SCLABAS, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARDWOODS OF NASHVILLE CONTRACT AND SUPPLY LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 14 on the plan of Harpeth Heights, Second Revision, Third Addition, not of record indescribed according to an unrecorded survey made by Hal R. Swann, Jr., Surveyor, dated July 2, 1964, as follows:

Beginning at a point in the northwesterly margin of Highway No. 100 at the southwest corner of the Tract No. 3 conveyed to Alvin W. Terrell and Son, Inc. by deed from E. U. Bunchl and wife, of record in Book 3762, page 123, Register's Office for Davidson County, Tennessee; thence with the southwest line of said tract northwesterly 690.4 feet to the northwest corner of said tract in the Big Harpeth River; thence southwesterly 150 feet to a point; thence southeasterly 690.2 feet to a point on the northwest margin of Highway 100; thence with the margin of the same northeasterly 160.00 feet to the point of beginning.

Being the same property conveyed to GUIDO SCLABAS, and BRIGETTE SCLABAS by deed of record in Instrument No. 20060619-0073138, Register's Office for Davidson County, Tennessee.

GUIDO SCLABAS executes this instrument as Attorney in Fact for BRIGETTE SCLABAS pursuant to Limited Power of Attorney of record in Instrument No. 20120917-0084427, Register's Office for Davidson County, Tennessee.

BRIGITTE SCLABAS AND BRIGETTE ARE ONE AND THE SAME PERSON.

This is the same legal description as on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 7874 HIGHWAY 100, NASHVILLE, TN 37221
(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.

Witness my hand(s) this 9/14/2012.

GUIDO SCLABAS

BRIGETTE SCLABAS

BY: GUIDO SCLABAS, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, GUIDO SCLABAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for BRIGETTE SCLABAS and is authorized by BRIGETTE SCLABAS to execute this instrument on her behalf.

WITNESS my hand and official seal this 9/14/2012.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 10-28-2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, GUIDO SCLABAS, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/14/2012.

Commission expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public