WARRANTY DEED

25668

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF October, 2012.

(Affix Seal) Notary Public

My Commission Expires: 4.25.16

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dream Build Nashville, LLC	New Owner	Map/Parcel
600 12th Avenue South Apt 1211		118-05-0-121.00
Nashville, Tennessee 37203-6628		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOROTHY FLEMING, UNMARRIED AND KEN YANSICK A/K/A KENNETH YANSICK, UNMARRIED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto DREAM BUILD NASHVILLE, LLC, a Tennessee limited liability company, hereinafter called the GRANTEES, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the Old Joseph Vaulx Farm in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, and being the North half of Lot No. 27 on the Map showing the Subdivision of a part of the Vaulx Property made by Erie Drake, County Surveyor and described according to a copy of a survey made by Wm. Collier Parrish, Associates - Civil Engineers, December 16, 1957, as follows:

Beginning at an iron pin in the south margin of Kirkwood Avenue, 275 feet west of the west margin of Craig Avenue; thence southerly 242 feet to an iron pin; thence westerly 85 feet to a point in the common line of Lots No. 26 and 27; thence with the line between said Lots, northerly 242 feet to a stake in the south margin of Kirkwood Avenue; thence with the margin of the same, easterly 85 feet to the point of beginning. Being part of the same property conveyed to Dorothy Fleming and Ken Yansick, as tenants in common (each owning a one-half (1/2) undivided interest by Deed Creating A Tenancy in Common from Mark Hartzog, Trustee of record as Instrument No. 20050617-0069286, Register's Office for Davidson County, Tennessee, dated June 15, 2005.

Being part of the same property conveyed to Dorothy Fleming and Ken Yansick, as Tenants in Common (each owning a one-half(1/2) undivided interest) by Deed Creating a Tenancy in Common from Mark Hartzog, Trustee of record in Instrument No. 20050617-0069286, Register's Office for Davidson County, Tennessee, dated June 22, 2005 and further being the same property conveyed to Dorothy Fleming and Kenneth Yansick by Warranty Deed from Hortense Gordon of record as Instrument No. 20000922-0094316, Register's Office for Davidson County, Tennessee, dated September 22, 2000.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2012 are a lien against said property and have been prorated between the parties as of the date of this instrument. Map/Parcel 118-05-0-121.00
b. Subject to Easement for Sanitary Sewer of record in Book 3913, Page 317, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 925 Kirkwood Avenue, Nashville, Tennessee 37204 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120083817 DEEDWARR
Recvd: 11/02/12 12:36 2 pgs
Fees:13.00 Taxes:1409.70
20121102-0101098

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/our hand(s) this 31st day of October, 2012:

Dorothy Fleming

Kenneth Yansick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named DOROTHY FLEMING AND KENNETH YANSICK, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 31st day of October, 2012.

Notary Public

My Commission Expires:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires January 26, 2014

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires January 26, 2014