WARRANTY DEED

G-KW-12-818

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $611,627.00

Anthony L Brady Jr.
Affiant

Subscribed and sworn to before me, this 14th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony L. Brady Jr.	Anthony L. Brady Jr.	
818 Dewees Avenue (ADDRESS)	(NAME) 818 Dewees Avenue (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	118-2-123.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BUILDING MASTERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY L. BRADY JR., UNMARRIED hereinafter called the Grantee(s), their heirs 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 LOT 82, MAP OF KIRKWOOD HEIGHTS, THE W.T. BERRY ESTATE, SECTION NO. 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 22, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BUILDING MASTERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM SHARON DARLENE WATKINS, RECORDED ON THE 26TH DAY OF MARCH, 2012 IN INSTRUMENT NO. 20120326-0025204, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 1130, PAGE 22 AND BOOK 1165, PAGE 360, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 818 Dewees Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of December, 2012.

Building Masters, LLC
BY: authorized agent
John Gleaves, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20120096758 DEEDWARR
Recvd: 12/18/12 15:08 2 pgs
Fees:13.00 Taxes:2263.02
20121218-0116603

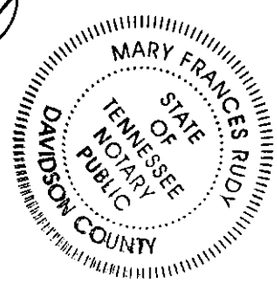
STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of December, 2012, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Building Masters, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of December, 2012.

Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903