248974
Box 14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130026789 DEEDWARR
Recvd: 04/03/13 08:45 2 pgs
Fees: 13.00 Taxes: 370.00

20130403-0032652

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2013.

Notary Public

My commission expires: May 5, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Billie J. Caldwell-Brooks** | **New Owner** | **Map 093-16-0, Parcel 129.00** |
| **P.O. Box 160836** | | |
| **Nashville, TN 37216** | | |

FOR AND IN 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,

**Construction Consulting Management Corporation, a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Billie J. Caldwell-Brooks**

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:

**Land in Davidson County, Tennessee, being part of Lots 120, 121 and 122 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, pages 84 and 85, said Register's Office, and being more particularly described as follows:**

**Beginning at an existing iron rod in the southerly right-of-way of Green Street, width 50' at a corner common with Howard Wear, as of record in Instrument No. 20040526-0061755, R.O.D.C., TN, being the northwest corner of this tract; thence with the southerly right-of-way of Green Street, South 85 deg. 00' 00" East, 40.00 feet to an existing iron rod, at a common corner with Henry L. Davis, of record in Book 4536, page 626, R.O.D.C., TN, being the northeast corner of this tract; thence leaving the southerly right-of-way of Green Street and with the westerly line of Henry L. Davis, South 06 deg. 13' 07" West, 105.00 feet to an existing iron rod in the northerly line of Lot 123, being the southeast corner of this tract; thence with the northerly line of Lot 123, North 85 deg. 00' 00" West, 40.00 feet to an existing iron rod, at the southeast corner of Howard Wear, being the southwest corner of this tract; thence with the common line of Howard Wear, North 06 deg. 13' 07" East, 105.00 feet to the point of beginning, containing 4,199 square feet, 0.096 acres, more or less, according to a boundary survey of Tax Map 93-16, Parcels 127, 129, 130 and 131, prepared by Cherry Land Surveying, R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, dated May 6, 2005 and bearing Job No. 05124 TSM.**

**Being part of the same property conveyed to Construction Consulting Management Corporation, a Tennessee corporation by Deed from Henry L. Davis, an unmarried man, dated May 20, 2005, of record in Instrument No. 20050523-0057454, Register's Office for 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 applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved (__X__) Unimproved (____) property, known as **55 Green Street, Nashville, TN 37210**

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 its hand by its duly authorized officer this **29th** day of **March, 2013.**

**Construction Consulting Management Corporation, a Tennessee corporation**

By: _____
**Sherman Tibbs, President**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Sherman Tibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Construction Consulting Management Corporation, a Tennessee corporation, within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2013.**

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____
**Notary Public**

**My Commission Expires:** 9-19-16