THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1357

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Best Built Construction, Inc. 5125 Walnut Park Drive Brentwood, TN 37027	New Owner	040-09-0A-015.00CO

BILL GARRETT, Davidson County
Trans:T20130049436 DEEDWARR
Recvd: 06/12/13 15:18 3 pgs
Fees:18.00 Taxes:140.60
20130612-0060003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$38,000.00**

Affiant

Subscribed and sworn to before me, this the 11th day of June, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Krantz Builders, Inc., a Tennessee corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Best Built Construction, Inc, a Tennessee corporation, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 15 on the Plan of WHITES CREEK MANOR, of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a part of the same property conveyed to Krantz Builders, Inc., a Tennessee corporation, by Warranty Deed from Margie H. Binkley, joined by her husband, Richard C. Binkley, dated December 7, 2006, of record in Instrument No. 20061211-0152819, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **725 Hardys Court, Whites Creek, TN 37189**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **June, 2013.**

Krantz Builders, Inc.,
a Tennessee corporation

By: _____
Carl D. Krantz, Sr., Its Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Carl D. Krantz, Sr.** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Owner** of **Krantz Builders, Inc.,** the within named bargainor, a corporation, and that such **Carl D. Krantz, Sr.**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Owner.**

Witness my hand and Seal at office on the **11th** day of **June, 2013.**

_____
Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Carl D. Krantz,, Sr., Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Carl D. Krantz, Sr.,** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the **11th** day of **June, 2013.**

_____
Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters appearing on the plat recorded in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in 20060207-0015018; as amended in Instrument No. 20060726-0089887, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto and of record in Instrument No. 20060207-0015017, said Register's Office.

5. Charter for Homeowners Association of record in Instrument No. 20060207-0015016, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20051219-0151571, Register's Office for Davidson County, Tennessee.

7. Order to Relocate Cemetery and Graves of record in Instrument No. 20060804-0095656, Register's Office for Davidson County, Tennessee.