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BILL GARRETT, Davidson County
Trans:T20130051527 DEEDWARR
Recvd: 06/19/13 10:03 2 pgs
Fees:13.00 Taxes:2312.50
20130619-0062534

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133030

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

NOTARY PUBLIC

My commission expires: 03-07-17

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sloan Baxter and Shelby Baxter 1109 Lawrence Avenue Nashville, TN 37204	Fairway Mortgage Company 6652 Pineerest Dr., #200 Plano, TX 75024	10513019600

FOR AND IN CONSIDERATION of the sum of no and 00/100 Dollars ($0.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **A & N Investments, LLC, a Tennessee limited liability company, as to a Fifty Percent (50%) undivided interest, and Building Masters, LLC, a Tennessee limited liability company, as to a Fifty Percent (50%) undivided interest, as tenants in common**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SLOAN BAXTER AND SHELBY BAXTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the Easterly 50 feet of Lots Nos. 1, 2, and 3 in W.S. Duckworth's Plan of Lots, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to A & N Investments, LLC, a Tennessee limited liability company, as to a Fifty Percent (50%) undivided interest, and Building Masters, LLC, a Tennessee limited liability company, as to a Fifty Percent (50%) undivided interest, as tenants in common, by Warranty Deed from Rose E. Cox, unmarried, dated 8/29/2012, recorded 9/4/2012, of record in Instrument No. 20120904-0079637, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1109 Lawrence Avenue, Nashville, TN 37204.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is

unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of June, 2013.

A&N INVESTMENTS, LLC

By: Brian E. Molnar, President

BUILDING MASTERS, LLC

By: Justin Hicks, Member

By: James H. Pfeffer, Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 14 day of June, 2013, before me, appeared Justin Hicks and James H. Pfeffer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Building Masters, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Building Masters, LLC, and said officer acknowledged said instrument to be the free act of deed of said Building Masters, LLC.

WITNESS my hand and seal, this the 14 day of June, 2013.

Notary Public

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 14 day of June, 2013, before me, appeared Brian E. Molnar, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is President of A&N Investments, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said A&N Investments, LLC, and said officer acknowledged said instrument to be the free act of deed of said A&N Investments, LLC.

WITNESS my hand and seal, this the 14 day of June, 2013.

Notary Public

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014