BILL GARRETT, Davidson County
Trans:T20130070025 DEEDWARR
Recvd: 08/14/13 13:06 2 pgs
Fees:13.00 Taxes:1498.50
20130814-0085398

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2013.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
WAC Contractors, LLC 5825 Old Harding Pike Nashville, TN 37205	SAME	10313003900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM M. L. ANDREWS, TRUSTEE OF THE 409 WILSONIA AVENUE TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WAC CONTRACTORS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hillwood Estates, Section II, of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 200 feet on the southerly side of Wilsonia Avenue and runs back 452 feet on the westerly line and 389 feet on the easterly line to a rear line measuring 159.6 feet thereon.

Being the same property conveyed to William M. L. Andrews, Trustee of the 409 Wilsonia Avenue Trust by deed from L. G. Burnett and wife, Corinne B. Burnett, of record in Instrument No. 20130709-0070838, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Deed of Trust executed by Grantor to Hugh M. Queener, Trustee, for the benefit of Pinnacle Bank, dated July 18, 2013, of record in Instrument No. 20130709-0070839, Register's Office for Davidson County, Tennessee, securing an indebtedness in the amount of $288,000.00.

3. Matters shown on the Plan of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record at Book 6247, page 95 and at Book 6335, page 959, Register's Office for Davidson County, Tennessee.

This is improved property known as: 409 Wilsonia Avenue, Nashville, TN 37205.

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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my successors and assigns, 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 person whomsoever.

WITNESS my hand this 9th day of August, 2013.

William M. L. Andrews, Trustee of the 409 Wilsonia Avenue Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM M. L. ANDREWS, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of August, 2013

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014