THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13050045** BILL GARRETT, Davidson County Trans:T20130089911 DEEDWARR Recvd: 10/18/13 12:16 2 pgs Fees:13.00 Taxes:2127.50 20131018-0109071	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 8th day of October, 2013. Notary Public My Commission Expires: 6-1-2015 DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

WARRANTY DEED

Address New Owner: Focus Builders, LLC ~~1725 Stokes Lane~~ 2303 21st Ave.S.,#205 Nashville TN ~~37215~~ 37212	Send Tax Bills To: New Owner -mailing address Focus Builders,LLC 2303 21st Ave.S.,#205 Nashville,TN 37212	Tax Information: Tax Parcel ID No. 117-07-121.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Troy Verges, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, FIRST REVISION OF LOTS 145 & 146, NOEL'S SUBDIVISION OF WATKINS GROVE, as shown on plat of record in Instrument No. 20020311-0030140, 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 Thomas Troy Verges by Warranty Deed from Stokes Hopkins, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of March, 2009 in Instrument No. 20090303-0018853, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF LOTS 145 & 146 NOEL'S SUBDIVISION OF WATKINS GROVE, as recorded in Plat Book 547, Page(s) 156, revised at Instrument No. 20020311-0030140.

This is improved property located at 1725 Stokes Lane Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2013.

Thomas Troy Verges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Troy Verges, 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 8th day of October, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

My Commission Expires September 9, 2014

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13-1640