THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100046** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $197,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2013. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Beach Built, LLC 851 Summerly Dr Nashville, TN 37209	Send Tax Bills To: New Owner 2855 Wimbledon Court Clarksville, TN 37043	Tax Information: Tax Parcel ID No. 102-12.0 011.00

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, **Reba C. Deal also known as Reba J. Murray** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beach Built, 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 116, HORTON HEIGHTS, SECTION V, as shown on plat of record in Plat Book 1835, Page 130, 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 by Quitclaim Deed from Clara W. Donnell to Lloyd H. Deal and wife, Reba C. Deal as recorded on the 4th day of February, 1977 in Deed Book 5112, Page 423 and Warranty Deed from Louis H. Gardner and wife, Rosalie W. Gardner to Lloyd H. Deal and wife, Reba C. Deal as recorded on the 13th day of March, 1964 in Deed Book 3703, Page 489, in the Register's Office of Davidson County, Tennessee.

Lloyd H. Deal having died in Davidson County October 24th, 1994.

Reba C. Deal and Reba J. Murray being one and the same person.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION V, as recorded in Plat Book 1835, Page(s) 130.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4316, Page 124.

This is improved property located at 851 Summerly Dr Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20130093410 DEEDWARR
Recvd: 10/31/13 14:34 2 pgs
Fees:13.00 Taxes:728.90
20131031-0113246

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 31st day of October, 2013.

Reba C. Deal AKA Reba J. Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reba C. Deal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014