THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***454,638.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140007638 DEEDWARR
Recvd: 02/03/14 11:39 2 pgs
Fees:13.00 Taxes:1682.16
20140203-0009328

DOROTHY L. SCURLOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 31st day of January, 2014.

Dorothy L Scurlock
Notary Public

My Commission Expires: 8/17/15

ADDRESS OF NEW OWNER

Noah D. Abrams
1213 Shelby Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

same

MAP & PARCEL NOS.

MAP 083-13-0
PARCEL 206.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Four Thousand Six Hundred Thirty Eight and 00/100 Dollars ($***454,638.00) cash in hand paid, the receipt of which is hereby acknowledged, Gann Building Group, Inc., a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Noah D. Abrams, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 191 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Gann Building Group, Inc., a Tennessee corporation, by Warranty Deed dated July 20, 2005, from Kenneth R. Greer, married, and Stanley H. Morris, Jr. of record as Instrument No. 20050721-0084890 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1213 Shelby Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of East Edgefield Addition of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR, by its duly authorized representative, has executed this instrument on this the 21st day of January, 2014.

Gann Building Group, Inc.

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Chuck Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Gann Building Group, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 21st day of January, 2014.

_____
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY