Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument Prepared By:
WATSON & ATKINS, P.C. Steven
T. Atkins
320 Franklin Street
Clarksville, TN 37041-1109

BILL GARRETT, Davidson County
Trans:T20140012682 DEEDWARR
Recvd: 02/24/14 12:18 2 pgs
Fees:13.00 Taxes:1665.00
20140224-0015536

BIG ROCK CONSTRUCTION, INC. TO

GROOVE CONSTRUCTION,

INC.WARRANTY DEED

THIS DEED OF REALTY executed as of the 20th day of February, 2014, by Grantor, **BIG ROCK CONSTRUCTION, INC., a Tennessee Corporation,** to Grantee, **GROOVE CONSTRUCTION, INC., a Tennessee Corporation**

WITNESSETH;

THAT GRANTOR for One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, **GROOVE CONSTRUCTION, INC., a Tennessee Corporation,** its successors and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Being Lots Nos. 6 and 7 on the Plan of Geo. I. Waddey's Subdivision of the south part of Horton Lots, Nos. 4, 5 and 6, as of record in Book 547, page 8, Register's office for said County.
>
> Said Lots Nos. 6 and 7 adjoin and front 50 feet each on the south side of Wedgewood Avenue and run back between parallel lines, 160 feet 6 inches on the easterly line of Lot No.6 and 166 feet on the westerly line of Lot No. 7, to a dead line and measure 50 feet each thereon.
>
> Being the same property conveyed to Big Rock Construction, LLC by deed of record at Book 20080602, page 0055549, Register's Office for Davidson County, Tennessee. The name of the Grantee in the above deed was in error and should have been Big Rock Construction, Inc., a Tennessee corporation. See Scrivener's Affidavit correcting name, of record In Instrument No. 20140220-0014747, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said Grantee, GROOVE CONSTRUCTION, INC., a Tennessee Corporation, its successors and assigns forever.

THE GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, has a perfect right to convey same, that it is unencumbered, except for restrictive covenant of record at Book 20080618 page 0062721, Register's Office for Davidson County, Tennessee, and that it will forever warrant and defend the title thereto unto the Grantee, its successors and assigns forever, against all lawful claims. **TAXES** for the year 2014 will be prorated.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be signed on the day and date first herein written.

BIG ROCK CONSTRUCTION, INC.

By: BAILEY G. HEFLIN, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the said County and State, personally appeared Bailey G. Heflin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument) and who upon his oath acknowledged himself to be the President of Big Rock Construction, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that as such Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the cooperation by himself as President.

Witness my hand and official seal at Clarksville, Tennessee, this 20th day of February, 2014.

Notary Public

My commission Expires: 11-3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $450,000.00 which amount is equal to or greater than the amount with the property would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this the 20th day February, 2014.

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SEND TAX STATEMENTS TO
ADDRESS OF OWNER:

Groove Construction, Inc.
511 Wedgewood Ave
Nashville, TN 37203

TAX MAP #105-11 PARCEL #295

11058-1\lori\deeds\groove construction