BILL GARRETT, Davidson County
Trans:T20140017201 DEEDWARR
Recvd: 03/13/14 15:04 2 pgs
Fees:13.00 Taxes:240.50
20140313-0021212

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 6th day of 2014.

Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
ASM Partners, LLC 1106 2nd Avenue Nashville, TN 37206	5125 Walnut Park Dr. Brentwood. TN 37027	10503011100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Builder Ventures, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **ASM Partners, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of lot No. 38 in the University Plan of lots, as of record in book "U", page 212, of the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the easterly side of Second Avenue South, formerly South Margin Street, 112 feet, more or less, southerly from the south margin of Mallory Street, at R.E. Roberts and wife's southwestcorner, and running thence southerly with the easterly side of SecondAvenue South, south 35 feet to William E. Gerth and wife's northwest corner; thence easterly at right angles to Second Avenue South, with said Gerth and wife's northerly line, 190 feet, more or less, to an alley; thence northerly with the westerly margin of said alley 35 feet to said R.E. Roberts and wife's southeast corner, at a point112 feet, more or less, southerly from the southerly margin of Mallory Street; and thence westerly, at right angles to said alley, and with their southerly line 190 feet, more or less, to the beginning.

Being the same property granted to Builder Ventures, LLC by Warranty Deed from Blackacre Properties LLC, dated September 6, 2012 and filed on September 26, 2012 in Instrument Number 20120926-0087554, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable; (2) All matters shown on the Plan of record in Book U, Page 212, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1106 2nd Avenue, Nashville, TN 37206.**

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 6th day of March, 2014.

Builder Ventures, LLC

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **Builder Ventures, LLC**, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as **Authorized Representative** (or other authorized officer).

Witness my hand, at office, this 6th day of March, 2014.

_____
Notary Public

My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

FILE NO: 2014022922