BILL GARRETT, Davidson County
Trans:T20140027887 DEEDWARR
Recvd: 04/24/14 09:37 2 pgs
Fees:13.00 Taxes:1443.00

20140424-0034391

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2014.

Notary Public
My commission expires: 5/30/2017

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Jones 1623 Cahal Avenue Nashville, TN 37206	MidSouth Bank One East College St. Murfreesboro, TN 37131	07214026600

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 **Larry Jones,** 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:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Belle Forrest Subdivision, as of record in Book 547, Page 22, (erroneously referred to as Plat Book 57, Page 22, in previous deeds), Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Builder Ventures, LLC a Tennessee limited liability company, by Deed from Viola E. Dixon, unmarried, of record in Instrument Number 20121019-0095977, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Belle Forrest Subdivision, as of record in Book 547, Page 22 (erroneously referred to as Plat Book 57, Page 22 in previous deeds), Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Builder Ventrues, LLC, a Tennessee limited liablility company, by Deed from Viola E. Dixon, unmarried, of record in Instrument Number 20121019-0095977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Taxes for the year 2014, a lien, not yet due and payable, Tax Map and Parcel #07214026600. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Belle Forrest Subdivision, as of record in Book 547, page 22 (erroneously referred to as Plat Book 57, page 22 in previous deeds), Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants,

conditions or restrictions violate 42 USC 3604(c). 3) Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) Subject to Ingress/Egress and Utility Easement of record in Instrument Number 20130319-0027116, Register's Office for Davidson County, Tennessee. 5) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20131230-0130699, Register's Office for said County.

This property is improved property known as **1621 & 1623 Cahal 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 9th day of April, 2014.

Builder Ventures, LLC
A Tennessee limited liability company

By: _____
Michael S. Matthews
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Builder Ventures, LLC** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

* Michael S. Matthews

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of April, 2014.

_____
Notary Public

My Commission expires: 5/30/2017

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2014022949