STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Elizabeth Cates
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF April, 2014.

NOTARY PUBLIC

My Commission expires: 11-26-16

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14040018

Address of New Owner
Baggett General Contractors
2508 Hwy 25
P.O. Box 143
Cottontown, TN 37048

Send Tax Bills To:
Same

Tax Information:
041-03-0A-089.00 and
041-03-0A-102.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Jack S. McCanless, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Baggett General Contractors, a Tennessee General Partnership,** hereinafter called the **Grantee**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 27 and 40 on the Plan of Vantage Pointe, Section Two, of record as Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JACK S. MCCANLESS, JR., by deed from DANNY LASSITER, of record as Instrument No. 20111006-0077514, dated September 30, 2011, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20111118-0090590, dated November 15, 2011, Register's Office for Davidson County, Tennessee.

This is unimproved property generally located:
1437 Good Night Court, Nashville, TN 37207
1281 Goodmorning Drive, Nashville, TN 37207

SUBJECT TO THE FOLLOWING:

1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20031009-0150482, as amended as Instrument Nos. 20060830-00107227 and 20061002-0121913, Register's Office for Davidson County, Tennessee.
4. Drainage/Perpetual Easement as set out in the Declaration of Covenants of record as Instrument No. 20031009-0150482, Register's Office for Davidson County, Tennessee.
5. Landscape Easement as set out in the Declaration of Covenants of record as Instrument No. 20060830-0107227, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140029045 DEEDWARR
Recvd: 04/29/14 10:04 2 pgs
Fees:13.00 Taxes:129.50
20140429-0035797

6. Assessment(s) as set out in the Declaration of Covenants of record as Instrument No. 20060830-0107227, Register's Office for Davidson County, Tennessee.

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 its successors and/or assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and/or 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.

IN WITNESS WHEREOF, **Jack S. McCanless, Jr.** has caused this instrument to be executed, this the 25 day of April, 2014.

Jack S. McCanless, Jr.

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jack S. McCanless, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 25 day of April, 2014.

My commission Expires: 9/29/14

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BRONER MCCOY
CHEATHAM COUNTY