BILL GARRETT, Davidson County
Trans:T20140049679 DEEDWARR
Recvd: 07/11/14 13:03 2 pgs
Fees:13.00 Taxes:240.50
20140711-0061301

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00. Kathy Snider AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2014. Tonya B. Cherry NOTARY PUBLIC My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Building Group, LLC 112 Legends Ridge Dr. Lebanon, TN 37090	Same address as new owner	072-14-0-344.00

FOR AND IN CONSIDERATION of the sum of Sixty Five Thousand and 00/100 Dollars ($65,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DIANE P. CLARK, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NASHVILLE BUILDING GROUP, LLC**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Belle Forrest, No. 3, Section No. 2, as of record in Book 1424, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 65 feet on the southwesterly side of Belle Forrest Avenue, A/K/A Belle Forest Avenue and runs back 198 feet on the Northerly line and 178 feet on the Southeasterly line to the Right of Way Line of the L&N Railroad, measuring 150 feet thereon.

Being the same property conveyed to Diane P. Clark, unmarried, by Warranty Deed from Robert Braswell, married, dated 6/15/1995, recorded 6/16/1995, of record in Book 9703, page 734, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 17 Belle Forrest Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of July, 2014.

Diane P. Clark

DIANE P. CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Diane P. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9 day of July, 2014.

Leslie Garside

Notary Public

My commission expires: 12/23/2014