Davidson County DEEDWARRSP
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Fees:23.00 Taxes:1517.00
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THIS INSTRUMENT PREPARED BY: Talbott Ottinger McKenzie Laird, PLLC 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $410,000.00 Dale Pyeon Affiant Subscribed and sworn before me this 18th day of August, 2014. Linda Miller Sherborne Notary Public My Commission Expires: 3-3-2015

LINDA MILLER SHERBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2015

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BLD Investments, LLC 21 Edenwold Road Madison, TN 37115	New Owner	034-10-097.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DALE PYRON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BLD INVESTMENTS, LLC, a Louisiana limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land located in Davidson County, Tennessee, more particularly described on "Exhibit A" hereto.

This is improved property located at **21 Edenwold Road, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on August 18, 2014.

Dale Pyron

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Dale Pyron, the bargainor, 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.

Witness my hand and official seal, at Nashville, Tennessee, this 18th day of August, 2014.

Notary Public

My Commission Expires: 3-3-2015

LINDA MILLER SHERBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

Exhibit A

Legal Description

Beginning at a point in the southerly right of way of the CSX Railroad; being the northwesterly corner of the Griffin property, and the northeasterly corner of the property described herein:

Thence with a radius of 2218.14 feet an arc distance of 547.98 feet more or less to the center of Dry Creek; thence with creek south 80°17'05" east 449.42 feet more or less to a point in the creek; thence north 52°14'49" east 134.89 feet more or less to a point in the creek; thence leaving the creek north 18°13'19" west 397.82 feet more or less to the point of beginning, containing 3.06 acres.

Being the same property conveyed by Quitclaim Deed from Madison Paving Company to Dale Pyron and Joe Pyron as recorded on the 9th day of October, 1991 in Deed Book 8460, Page 437 and Warranty Deed from Rebecca L. Stewart, a widow to Dale Pyron and Joe Pyron, a partnership, d/b/a Madison Paving Company as recorded on the 7th day of December, 1973 in Deed Book 4770, Page 335, in the Register's Office of Davidson County, Tennessee.

The said Joe Pyron having since died on April 4, 2012 with the above referenced property being inherited by Dale Pyron by that certain Last Will and Testament of Joe Pyron pursuant to Davidson County Probate Case 12P634.

Affidavit

I, Danielle Burns , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

