THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071389** BILL GARRETT, Davidson County Trans:T20140071110 DEEDWARR Recvd: 09/23/14 11:22 2 pgs Fees:13.00 Taxes:873.20 20140923-0087216	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2014. Notary Public My Commission Expires: PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

WARRANTY DEED

Address New Owner: Barlow Builders, LLC 1804 Williamson Ct, Ste 107 Brentwood, TN 37027	Send Tax Bills To: Same As Owner	Tax Information: Tax Parcel ID No. 10509026200

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 of which is hereby acknowledged, **Josh Anderson, Duly Authorized Agent of Mark Anthony Droney and Derrick Lee Droney, sole heirs of Almetricee Adams Bailey, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barlow Builders, LLC** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 48.7 feet of Lot No. 28 on the Plan of W. S. Criddle's Subdivision of Lot Number 1 of the Lawrence Property, as of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee.

Said portion Lot 28 fronts 48.7 feet on the Southerly side of Bate Avenue and runs back between parallel lines 145 feet to a deadline in the rear, being the margin of an alley on which it measures 48.7 feet.

Being the same property conveyed to Almetricee Adams, a single woman by Warranty Deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, recorded on the 28th day of January, 1972 in Deed Book 4572, Page 828, in the Register's Office of Davidson County, Tennessee. Almetricee Adams also known as Almetricee Adams Bailey having since died. Last Will and Testament of Almetricee Adams Bailey dated December 13, 1984, filed June 20, 2014 with the Clerk and Master, Davidson County Chancery Court devised real property to Mark Anthony Droney and Derrick Lee Droney. Order to Approve Sales Agreement dated June 20, 2014, filed June 20, 2014 with the Clerk and Master, Davidson County Chancery Court vested Josh Anderson with specific authority to execute all deeds and other instruments to effect the sale of the real property being herein conveyed is filed for record in Instrument Number 20140923-0087214, Register's Office for Davidson County, Tennessee.

This conveyance is authorized pursuant to the United States Bankruptcy Court for the Middle District of Tennessee Expedited Agreed Order Granting Motion to Approve Sale of Real Estate, free and clear of liens and filed for record in Instrument Number 20140923-0087215, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 84.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1009 Bate Avenue, Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 22nd day of September, 2014.

Josh Anderson as authorized agent

Josh Anderson, Duly Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josh Anderson, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Duly Authorized Agent of Derrick Lee Droney and Mark Anthony Drony, heirs of Almetricee Adams Bailey, deceased, the within named bargainor, and that he as such Duly Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing by himself as Duly Authorized Agent.

Witness my hand, at office, this 22nd day of September, 2014.

Notary Public

My Commission Expires: 11/3/2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY