THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26588-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
L & R Plumbing, LLC 109 Sunshine Court Antioch, Tennessee 37013	New Owner	118-08-0/013-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **E & W PROPERTIES, INC.,** a Tennessee corporation (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **L & R PLUMBING, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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 assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of November, 2014.

E &W PROPERTIES, INC., a Tennessee corporation

By: _____
Name: Jon English
Its: President

By: _____
Name: Anthony Williams
Its: Secretary/Treasurer

BILL GARRETT, Davidson County
Trans:T20140086647 DEEDWARR
Recvd: 11/18/14 09:02 4 pgs
Fees:23.00 Taxes:388.50
20141118-0106071

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JON ENGLISH**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **E & W PROPERTIES, INC.**, a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 17th day of November, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ANTHONY WILLIAMS**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer of **E & W PROPERTIES, INC.**, a Tennessee corporation, the within-named bargainor, and that he as such Secretary/Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary/Treasurer.

WITNESS my hand, at office this 17th day of November, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me this
17th day of November, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Grandview Heights, of record in Book 161, Pages 14 & 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

SAID Lot No. 58 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to E & W Properties, Inc., by Warranty Deed dated October 3, 2006, recorded October 9, 2006, from the Estate of Wilma L. Hodge, by Marilyn Graham, Executrix, of record as Instrument No. 20061009-0125358, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 161, Pages 14 & 15, Register's Office for Davidson County, Tennessee.