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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092299 DEEDWARR
Recvd: 12/10/14 10:21 2 pgs
Fees:13.00 Taxes:101.75
20141210-0112999

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2014.

Julie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

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
Allstar Construction Company 3120 Burgess Gower Rd. Cedar Hill, TN 37032	Same address as new owner	176-00-0-040.00

FOR AND IN CONSIDERATION of the sum of Twenty Seven Thousand Five Hundred and 00/100 Dollars ($27,500.00), 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, **JOE ROCKETT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALLSTAR CONSTRUCTION COMPANY, A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs 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. 1 on the plan of Newby Subdivision, of record in Book 5190, page 439, Register's Office of Davidson County, Tennessee, together with adjoining tracts, as described according to a survey of John McCormick as follows:

Beginning at a point in the south line of Maxwell Road at the northeast corner of the Edward Newby property (Book 4798, page 75); thence south 85 deg. 45 min. east 268 feet to a point, being the NE corner of said Lot No. 1; thence south 3 deg. 10 min. west 1168 feet to an iron pin; thence north 85 deg. 15 min. west 306.5 feet to an iron pin; thence north 4 deg. 55 min. east 1166.5 feet to the point of beginning.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following:

Land in Davidson County, Tennessee, being Parcels 34 and 39 of Tax Map 176 according to a survey by Roy Dale, #12983, Dale & Associates, 516 Heather Place, Nashville, TN 37204, dated March 6, 2007 and more particularly described as follows:

Beginning at a point in the south line of Maxwell Road at the northeast corner of the Selena and Gregory Julia property (Instrument Number 20051227-0153643); thence

south 85 deg. 45 min. east a distance of 268 feet to a point; thence south 3 deg. 10 min. west a distance of 603 feet to a point; thence north 77 deg. 25 min. west a distance of 290.2 feet to a point; thence north 4 deg. 55 min. east a distance of 561.2 feet to the point of beginning and containing 3.02 acres more or less.

BEING a portion of the property acquired by William E. Roberson and wife, Cheryl G. Roberson, by instrument of record in Book 9149, page 167, Register's Office of Davidson County, Tennessee. William Edward Roberson conveyed his interest to Cheryl G. Roberson by instrument of record in Book 10192, page 515, Register's Office of Davidson County, Tennessee. She subsequently conveyed the property to herself and her son, Joseph Davis Rockett, III, by instrument of record in Book 10940, page 142, Register's Office of Davidson County, Tennessee. Cheryl G. Roberson and son, Joseph Davis Rockett, III further conveyed the property to Cheryl Roberson by Quitclaim Deed of record in Instrument No. 20050302-0022830, said Register's Office.

AND BEING the same property conveyed to Joe Rockett by Trustee's Deed from Michael Gigandet, Trustee for the Bankruptcy Estate of Cheryl Gillespie Roberson, Case No. 13-03112-KL3-7, in the United States Bankruptcy Court for the Middle District of Tennessee, dated 12/4/2014, recorded 12/5/2014, of record in Instrument No. 20141205-0111725, in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they 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 are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

JOE ROCKETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014