Davidson County	DEEDWARR
Recvd: 03/10/15 14:59	5 pgs
Fees:28.00 Taxes:2220.00	
20150310-0020553	

473653

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $600,000.00.

AFFIANT

Sworn to and subscribed before me this 6th day of ~~February~~ MARCH, 2015.

NOTARY PUBLIC My commission expires: 11.22.2015

Map & Parcel No. 102 11 0 017.00

Address of New Owner:
Build South Chatlotte, LLC
P.O. Box 1545
Springfield, TN 37172

Send Tax Notices To:
Build South Charlotte, LLC
P.O. Box 1545
Springfield, TN 37172

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, LOLA ANN BRYANT, NELVA SMITH, JOHN BARTHOLOMEW STEPHENS, III, MONTA JO HILL, WILLIAM L. HILL and DENNING LEE HILL, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Build South Charlotte, LLC, hereinafter referred to as Grantee, its successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in the 23rd council district of Davidson County, Tennessee, being bounded on the north by Charlotte Pike, on the east by the Forte Family Trust, as recorded in Deed Book 10762, Page 585, in the Register's Office of Davidson County, Tennessee, and Wallace E. Traylor, as recorded in Instrument number 20020107-0002019, as recorded in the Register's Office of Davidson County, Tennessee, on the south By Arnold Burger and Naomi Burger, as recorded in Book 9881, Page 976, in the Register's Office of Davidson County, Tennessee, and Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee, and on the west by Charles Melvin Neely and Edwinna Neely, as recorded in Deed Book 7564, Page 593, and in Will Book 80, Page 181A, in the Register's Office of Davidson County, Tennessee.

Commencing at the intersection of West Hillwood Drive and Charlotte Pike, Thence in a southwesterly direction 483 +/- feet, to an ½" iron rod found on the southerly margin of Charlotte Pike and also being the point of beginning

For the herein described land;

Thence with Charlotte Pike N 65°14'38" E, a distance of 100.86 feet, to a concrete monument found at the northwest property corner of the Forte Family trust, as recorded in Deed Book 10762, Page 585, in the Register's Office of Davidson County, Tennessee,;

Thence with the plan of Horton Heights, Section III as recorded in Plat Book 2133, Page 29, in the Register's Office of Davidson County, Tennessee, with the line of Forte Family trust, S 22°24'49" E, a distance of 432.19 feet, to an ½" iron rod found, at a point in the westerly line of Wallace E. Traylor, as recorded in Instrument number 20020107-0002019, an in on the plan of Horton Heights, Section VIII as recorded in Plat Book 2133, Page 30, in the Register's Office of Davidson County, Tennessee, and also being the northeast corner of Arnold Burger and Naomi Burger as recorded in Deed Book 9881, Page 976, in the Register's Office of Davidson County, Tennessee,;

Thence with the Final Plat Adkisson Estates as recorded in Plat Book 7900 Page 706, in the Register's Office of Davidson County, Tennessee, with Burger northerly line S 68° 16'42" W, passing an iron rod found TN RLS #1491 at 38.23 feet being the northeast corner of Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee, for a total distance of 98.78 feet, to an iron rod set at the southeast property corner of Charles Melvin Neely and Edwinna Neely in Deed Book 7642, Page 991, and in Will Book 80, Page 180, in the Register's Office of Davidson County, Tennessee.;

Thence with Melvin easterly property line N 22° 40'58" W a distance of 426.88 Feet to a ½" iron rod found on the southerly margin of Charlotte Pike, being the point of beginning, containing 42,858.05 square feet and having an area of 0.984 acres. Being the same land conveyed to Lola Ann Bryant, William T Hill, Neval Smith & John Bartholomew Stephens III as recorded in Instrument number 20090205-00100112, in the Register's Office of Davidson County, Tennessee,;

Being a survey conducted by Dale and Associates, in January 2015, under the licensed supervision of Steven C. Matthews a Registered Land Surveyor in the State of Tennessee, License number 2352.

Being the same property vested in Lola Ann Bryant, William T. Hill, Nelva Smith, and John Bartholomew Stephens III, as tenants in common, each owning an undivided one-fourth (1/4th) interest, as set out in the Judgment in the Matter of the Estate of Rosa Nell Talley Stephens, in the Probate Court for Davidson County, Tennessee, Docket No. 08P-961, dated November 12, 2008 and recorded February 5, 2009 as Instrument No. 20090205-0010112, in the Register's Office for Davidson County, Tennessee. William T. Hill died on February 21, 2012, leaving his wife, Monta Jo Hill, and his two sons, William L. Hill and Denning Lee Hill, as his sole beneficiaries and heirs at law.

This is improved property, known as 6809 Charlotte Pike, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO restrictive covenants and easements of record at Book 1345, page 488, in the Register's Office for Davidson County, Tennessee; and to the 2015 Davidson County property taxes, which are not yet due or payable and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said LOLA ANN BRYANT, NELVA SMITH, JOHN BARTHOLOMEW STEPHENS, III, MONTA JO HILL, WILLIAM L. HILL and DENNING LEE HILL have hereunto set their signature, on this 6th day of March, 2015.

Lola Ann Bryant by Nelva Smith Attorney in Fact

LOLA ANN BRYANT by NELVA SMITH
ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named NELVA SMITH with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of LOLA ANN BRYANT, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the 6th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 10/24/17

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

Nelva Smith

NELVA SMITH

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NELVA SMITH, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 6th day of March, 2015.

NOTARY PUBLIC

My commission expires: 10/24/17

John Bartholomew Stephens III by Nelva Smith, attorney in fact

JOHN BARTHOLEMEW STEPHENS, III by
NELVA SMITH, attorney in fact

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named NELVA SMITH with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of JOHN BARTHOLEMEW STEPHENS, III, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the 6th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 10/24/17

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

Monta Jo Hill

MONTA JO HILL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MONTA JO HILL, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 6th day of March, 2015.

My commission expires: 10/24/17

NOTARY PUBLIC

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

W. L. Hill

WILLIAM L. HILL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM L. HILL, 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 foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 6th day of March, 2015.

My commission expires: 10/24/17

NOTARY PUBLIC

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

D. Lee Hill

DENNING LEE HILL

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNING LEE HILL, 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 foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 6th day of March, 2015.

My commission expires: 10/24/17

NOTARY PUBLIC

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
381 Mallory Station Road, Suite 202
Franklin, TN 37067

When Recorded Return to:

Foundation Title and Escrow Series, LLC
381 Mallory Station Road, Suite 202
Franklin, TN 37067

True Copy Certification

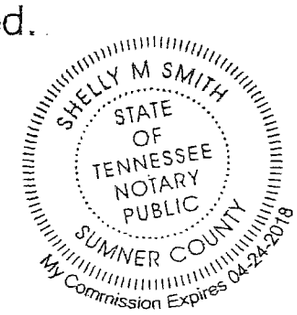
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith