27440-8 return to: Attorneys Title Company, Inc. Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32497-06-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me this 24th day of July, 2015. Notary Public My Commission Expires: 5-8-18

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

WARRANTY DEED

Address New Owner: Mitchell Construction, LLC 149 and 0 Piedmont Avenue Nashville, TN 37216	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 072 12 0 033 00

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, **Mary B. DeMoss, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 149 and 0 Piedmont Avenue, Nashville, TN 37216

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 as set out on Exhibit "A" hereto. 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, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150061714 DEEDWARR
Recvd: 07/28/15 09:07 3 pgs
Fees:18.00 Taxes:980.50
20150728-0074055

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of July, 2015.

Mary B. DeMoss

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary B. DeMoss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Notary Public

My Commission Expires:

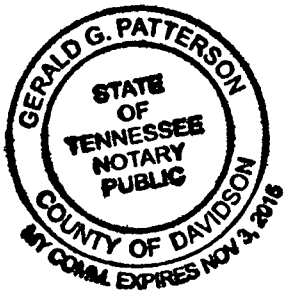


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos 112 and 113 on the Plan of Map of Waters Place on Maxey Lane, as of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Lee DeMoss, Sr. and wife, Mary B. DeMoss, by Deed dated May 11, 1973 from Morris Craig Hogue and wife, Edith Ann Hogue, of record in Book 4707, Page 14, Register's Office for Davidson County, Tennessee. David Lee DeMoss, Sr. and Mary B. DeMoss divorced by Final Decree filed May 29, 1992 in Docket No. 92D-444, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to said Final Decree, subject property would continue to be owned as tenants in common by the parties.David Lee DeMoss, Sr. died May 22, 2000. David Lee DeMoss, Sr. and David L. DeMoss, Sr. are one and the same person. Mary B. DeMoss, Madeleine DeMoss and Mary Madeleine Brew DeMoss are one and the same person. Sherry Bowman, a married person, David DeMoss, an unmarried person, Brent DeMoss, an unmarried person, and Karen DeMoss conveyed their interest to Mary B. DeMoss, an unmarried person, by Quitclaim Deed dated June 30, 2015, of record in Instrument No. 20150707-0065539, Register's Office for Davidson County, Tennessee. David DeMoss, Sherry D. Bowman, Brent DeMoss, and Karen DeMoss were determined to be the sole heirs-at-law by Affidavit of Heirship recorded in Instrument No. 201507220071864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 465, page 458, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.