BILL GARRETT, Davidson County
Trans:T20150062347 DEEDWARR
Recvd: 07/29/15 13:23 3 pgs
Fees:18.00 Taxes:1346.42
20150729-0074805

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. 32456-06-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $363,896.00. Affiant Subscribed and sworn to before me this 24th day of July, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mitchel R. Davis Elizabeth C. Wuellner 5005A Michigan Avenue Nashville, TN 37209	F&M Bank 50 Cadillac Drive, Ste 100 Brentwood, TN 37027	Map and Parcel No.: 091 07 0 329 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, **James Mylcraine Custom Building, L.L.C., a Tennessee limited liability company** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Mitchel Ryan Davis and Elizabeth Wuellner,Tenants in Common with Right of Survivorship** ("Grantees"), their 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 5005A Michigan Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 and assigns to warrant and forever defend the title to said real estate to Grantee their 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.

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

James Mylcraine Custom Building, L.L.C.
a Tennessee limited liability company

By: _____
Deborah L. Mylcraine, Member

By: _____
James L. Mylcraine, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Deborah L. Mylcraine and James L. Mylcraine, the bargainors, 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 and who further acknowledged that they are the sole members of James Mylcraine Custom Building, L.L.C., a Tennessee limited liability company, the maker, or a constituent of the maker and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public
My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 910, Block 134 on the Plan of Plan No. 1 West Nashville, as of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Mylcraine Custom Building, L.L.C., a Tennessee limited liability company, by Quitclaim Deed dated June 18, 2015, from James L. Mylcraine, of record in Instrument No. 20150619-0058560, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 091 07 0 329 00.
2. All matters appearing on the Plan of record as Book 57, page 74, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20150313-0021895, Register's Office for Davidson County, Tennessee.