P15-6626-BW

THIS INSTRUMENT WAS PREPARED BY:	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **580,000.00.** William M. Johnston Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4 DAY OF August 2015 Notary Public MY COMMISSION EXPIRES: 5-3-16 (AFFIX SEAL)

ROBERT M. LOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150065725 DEEDWARR
Recvd: 08/07/15 13:24 2 pgs
Fees:13.00 Taxes:2146.00
20150807-0078969

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Johnston		
187 Kenner Ave	New Owner	16-09-0-003.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **McAlister Construction, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Johnston and Irish Johnston, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of George N. Welch Jr. Subdivision, West Meade Village Tract, Section "A" of record in Plat Book 1424, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 206.15 feet on the Westerly side of Jocelyn Hollow Road and runs back 394.1 feet on the Northerly line and 400.5 feet on the Southerly line to a dead line measuring 178.29 feet thereon.

Being the same property conveyed to Ivo B. McAlister, Jr by Quitclaim deed from Betty B. McAlister of record in Book 6852, page 758, Register's Office for Davidson County, Tennessee, dated July 02, 1985 and recorded on May 09, 1986, The said Ivo B. McAlister, Jr, having since died vesting the property in John Hill McAlister his sole heir at law pursuant to the Affidavit of Heirship of record in Instrument No. 20140717-0063498.

Being the same property conveyed to McAlister Construction, LLC, a Tennessee limited liability company by Warranty deed from John Hill McAlister (a/k/a John Hill McAlister, Sr.) of record in Instrument No. 20141201-0109887 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 01, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All

visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6030 Jocelyn Hollow Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ___ hand( ) this the 4th day of August, 2015.

McAlister Construction, LLC, a Tennessee limited liability company

BY: John Hill McAlister Jr. (sole member)

ITS: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared John Hill McAlister, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of the maker, **McAlister Construction, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 4th day of August, 2015.

My Commission expires 5-3-16

Notary Public

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY