BILL GARRETT, Davidson County
Trans:T20150085499 DEEDWARR
Recvd: 10/07/15 10:50 2 pgs
Fees:13.00 Taxes:1517.00
20151007-0102258

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2015.

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

Notary Public Andrea R. Bishop 3-20-2018

My commission expires: ~~10/18/16~~

07-1509-86157

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ryan Pemberton 600 Summit Oaks Court Nashville TN 37221	Avenue Bank 3823 CLEGHORN AVE. NASHVILLE, TN 37215	128-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Calvin W. Bivings Builders, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan Pemberton and Helen Scoville, husband and wife**, hereinafter called the Grantees, their successors 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. 13, on the Plan of Woodbury, Phase 2, Cluster Lot Planned Unit Development, of record in Instrument No. 20140429-0035945, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Greater Middle TN Development Partnership by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee limited liability company, dated July 26, 2012, recorded August 10, 2012, of record in Instrument No. 20120810-0071790, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Calvin W. Bivings Builders, LLC by deed from Greater Middle TN Development Partnership, a Tennessee General Partnership, dated November 26, 2014, recorded December 2, 2014, of record in Instrument No. 20141202-0110489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 600 Summit Oaks Court, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 29th day of September, 2015.

Calvin W. Bivings Builders, L.L.C., a Tennessee
Limited Liability Company

By: _____
Calvin W. Bivings, as Chief Managing Member

By: _____
Carol A. Bivings, as Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Calvin W. Bivings and Carol A. Bivings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Chief Managing Member and Secretary of Calvin W. Bivings Builders, L.L.C., a limited liability company, and that they are authorized by Calvin W. Bivings Builders, L.L.C. to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 29th day of September, 2015.

_____
Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
October 18, 2016