WARRANTY DEED

File #15572

BILL GARRETT, Davidson County
Trans:T20150097617 DEEDWARR
Recvd: 11/17/15 10:31 2 pgs
Fees:13.00 Taxes:851.00
20151117-0116460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Julie Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Construct-All USA, Inc.	Same as New Owner	09405012300 & 09405012400
(NAME) 1404 W. College St.	(NAME)	
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS)	
(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, I, **Treemont Properties II, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Construct-All USA, Inc.,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lots Nos. 1 and 2 on the Plan of Re-subdivision of Part of Lot 86, Map of Haynie's Central Park Plan of record in Instrument No. 20121228-0120024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Treemont Properties II, LLC, a Tennessee limited liability company by warranty deed from Kelley Properties, L.L.C., a Tennessee limited liability company of record in Instrument No. 20130104-0001421 Register's Office for Davidson County, Tennessee, dated 01/03/2013 and recorded on 01/04/2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and paid by the Grantor herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is unimproved property more commonly known as:

1018 & 1101 Ozark Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of November, 2015.

Treemont Properties II, LLC, a

BY: _____
James H. Pfeffer, member

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of November, 2015, before me, appeared James H. Pfeffer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is a member of Treemont Properties, II, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Treemont Properties II, LLC, and said officer acknowledged said instrument to be the free act of deed of said Treemont Properties II, LLC.

WITNESS my hand and seal, this the 6th day of November, 2015.

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY
(SEAL)

Notary Public: _____

My commission expires: 12-19-19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206