This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/07/15 08:15 2 pgs
Fees:13.00 Taxes:610.50
20151207-0122709

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of December, 2015, by and between, Valerie Oleta Clark, and Timothy Marlow, ~~Gertie Marlow, by Regina Marlow, Attorney-in-Fact~~, unmarried, party of the first part, and Nashville Building Group, LLC, a Tennessee Limited Liability Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property in Davidson County, Tennessee, being Lot No. 41 and the westerly 25 feet of Lot No. 42 on the Plan of Montgomery Heights, as of record in Book 332, Page 47, Register's Office for said County.

Being all or part of the same property conveyed to James Marlow by virtue of that certain Quit claim Deed dated October 2, 2014, at Instrument No. 20141002-0091037 in the amount of $1.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James Marlow and Gertie Marlow by virtue of Quit Claim Deed dated February 27, 1997 at Book 10370, Page 903 in the amount of $.00 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gertie Marlow, by Regina Marlow, Attorney In Fact — Timothy Marlow

Valerie Oleta Clark
Valerie Oleta Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2015, before me personally appeared Regina Marlow, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Gertie Marlow and acknowledged that she executed the same as the free act and deed of the said Gertie Marlow.

WITNESS my hand and official seal at office this 4th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Marlow** and Valeria Oleta Clark, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and seal, this 4th day of December, 2015.

Memorie White
Notary Public

My commission expires: 7-3-17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Nashville Building Group, LLC

Tax Parcel No 07211018500

Property Address: 1418 Monetta Ave
Nashville, TN 37216

MAIL TAX BILLS TO: Nashville Building Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Regina Marlow
AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of December, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Crystal Santi
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY