G-28003-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000074 DEEDWARR
Recvd: 01/04/16 09:13 2 pgs
Fees:13.00 Taxes:1073.00
20160104-0000075

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
I.C.F. Builders & Consultants, Inc.	**New Owner**	**Map 069-16-0, Parcel 146.00**
784 McGavock Pike		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Henry Hill, Jr. and wife, Mary E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

I.C.F. Builders & Consultants, Inc., a Tennessee corporation

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 the First Civil District of Davidson County, Tennessee, being Lot No. 1 and part of Lot No. 50 on the Plan of Ashton Subdivision of L.M. Lewis Farm, of record in Book 421, page 19, Register's Office for Davidson County, Tennessee, bound on the North by the southerly margin of North Hydes Ferry Road, bound on the East by the westerly margin of Manchester Avenue, bound on the South by the Claude McCool et ux property and bound on the West by the Lillian Agee et vir property, being more particularly described as follows:

Beginning at the intersection of the southerly margin of North Hydes Ferry Road and the westerly margin of Manchester Avenue, said point being the northeast corner of the herein described property; thence with the westerly margin of Manchester Avenue South 42 deg 05' 33" West, 217.00 feet; thence, a common line with the Claude McCool, et ux property, North 55 deg 31' 50" West, 100.00 feet; thence, a common line with the Lillian Agee, et vir property, North 41 deg 53' 28" East, 208.5 feet to an exiting iron pin in the southerly margin of North Hydes Ferry Road; thence, with said margin, South 58 deg 12' 30" East, 101.50 feet to the point of beginning, containing 0.490 acres, more or less.

Being all the same property conveyed to Henry Hill, Jr. and wife, Mary E. Hill by Deed from Woodrow W. Coleman and wife, Ellen Snell Coleman, dated October 1, 1998, of record in Book 11146, page 458, and by Instrument of Correction dated December 5, 1998, of record in Book 11240, page 450, and by Deed of Correction dated September 13, 1999, of record in Book 11659, page 314, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Mary E. Hill, pursuant to a Power of Attorney executed by same on the 4th day of June, 2014, of record in Instrument No. 20160104-0000074, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 421, Page 19, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3983, page 82, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2015 County, which are now due and payable and have been prorated and paid by the Grantors herein.

This is improved (__X__) Unimproved (____) property, known as **3401 John Mallette Drive, Nashville, TN 37218**

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 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/our hand(s) this **31st** day of **December, 2015.**

Henry Hill, Jr.

Henry Hill, Jr.

Mary E. Hill By: Henry Hill, Jr. Attorney in Fact

Mary E. Hill By: Henry Hill, Jr., Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Henry Hill, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **December, 2015.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Henry Hill, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Mary E. Hill** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Mary E. Hill** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Mary E. Hill,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **December, 2015.**

My Commission expires:

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017