G-28003-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160000078 DEEDWARR
Recvd: 01/04/16 09:18 2 pgs
Fees: 13.00 Taxes: 185.00
20160104-0000080

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

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, Parcels 145.00 and 207.00**
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 Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of The Resubdivision/Partition of Lot 2 of The Map of Ashton Place of L.M. Lewis Farm, of record in Instrument No. 20140417-0032340, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Together with that portion of Lot No. 50 on said Map which (1) lies within the boundaries of the property which was conveyed to T. B. Snell by deed from Woodrow Coleman and wife, Ellen Snell Coleman, recorded in Book 3157, page 521, said Register's Office and (2) lies northwest of the southwesterly extension of the line between Lot Nos. 1 and 2 on said Map.

Being the same property conveyed to Henry Hill, Jr. and wife, Mary E. Hill by Deed from Lillian B. Agee, a widow, dated May 12, 2005, of record in Instrument No. 20050513-00540078, and by Quitclaim Deed dated December 30, 2015, of record in Instrument No. 20160104-0000079, 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) The Plan of record in Instrument No. 20140417-0032340, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3983, page 82, Register's Office for Davidson County, Tennessee.
(4) Taxes for 2015 County, which are now due and payable and have been prorated and paid by the Grantors herein.

This is improved (____) Unimproved (__X__) property, known as **3405 and 3407 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