Return to: TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

BILL GARRETT, Davidson County
Trans: T20160005334 DEEDWARR
Recvd: 01/20/16 14:10 2 pgs
Fees: 13.00 Taxes: 758.50

20160120-0005867

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 11-9-16
(AFFIX SEAL)

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Baxter (NAME)	Construct-All USA INC (NAME)	07216023100
1404 W. College St. (ADDRESS)	1404 West College Street (ADDRESS)	
Murfreesboro TN 37129 (CITY) (STATE) (ZIP)	m'boro TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy Franklin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Baxter,** 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:

Being Units A and B as shown on Exhibit B of the Declaration of Covenants, Conditions, and Restrictions for Artisan Corder of Record in Instrument No. 20150608-0053232, Register's office of Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Jeremy Franklin by Warranty Deed from Danielle Anderson, Administrator of the Estate of David Lee Anderson, Sr., recorded on September 17, 2014 of record in Instrument No. 20140917-0085274, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1514 Corder Dr., 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/our hands this 12th day of January, 2016.

Jeremy Franklin

State of Tennessee
County of Williamson

Personally appeared before me Jeremy Franklin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of January, 2016.

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10939

