PREPARED BY:
Battleground Title & Escrow, LLC
144 SE Pkwy, Ste 166
Franklin, TN 37064
File No.: 2016-0002

Davidson County DEEDWARR
Recvd: 02/05/16 09:46 4 pgs
Fees:23.00 Taxes:3256.00
20160205-0011300

WARRANTY DEED

HILARY MORSE RAEDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2016.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Battleground Title & Escrow, LLC 144 SE Parkway Suite 266, Franklin, TN 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven H. Tai and Jane P. Moore 812 Summerly Drive Nashville, TN 37209	Bank of Nashville 2204 Lakeshore Drive, Suite 325 Birmingham, AL 35209	102 12 0 092.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Eighty Thousand and 00/100 Dollars ($880,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, TENNESSEE VALLEY HOMES, INC. A Tennessee Corporation, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto Steven H. Tai and Jane P. Moore, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the Eight Civil District of said County, being Lot no 261 on the Plan of Horton Heights, Section E. of record in Book 2133, page 84, Register's Office for said County.

Said Lot No. 261 fronts 120 feet on the northeasterly margin of Summerly Drive and extends back northeastwardly 450 feet on the southeasterly side and 420 feet on the northwesterly side to a dead line in the rear measuring 123.5 feet, thereon.

Being the same property conveyed to Tennessee Valley Homes, Inc., a Tennessee limited liability company by Deed from BGG Construction, LLC, a Tennessee limited liability company as of record in Instrument No.20150127-00076, dated 1/23/2015 and recorded 1/27/2015, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, as of the 4th day of February, 2016.

Tennessee Valley Homes, Inc.

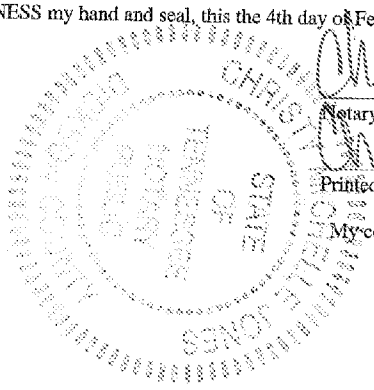
BY: James C. Franks by Lorraine J. Cash his attorney in fact

James C. D. Franks, ~~Chief Manager~~
by Lorraine J. Cash, his ~~Company~~ Corporate
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lorraine J. Cash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Company Attorney of Tennessee Valley Homes, Inc.,, the within named bargainor, a Tennessee Corporation, and that she as such Company Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Corporation by the said Lorraine J. Cash his company attorney in fact.

WITNESS my hand and seal, this the 4th day of February, 2016.



Christy Michelle Jones
Notary Public

Christy Michelle Jones
Printed Notary Name

My commission expires: 4/27/17

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).