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

Davidson County DEEDWARR
Recvd: 03/31/16 08:39 2 pgs
Fees:13.00 Taxes:407.00
20160331-0030269

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of March, 2016, by and between Combs Industrial Services, Inc., a Tennessee for profit corporation, party of the first part, and Reginald B Howard, married, 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:

503 Weakley Ave., Nashville, TN 37207 -M&P: 0711000400

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Weakley and Dodd's Subdivision of Lot No. 17, Plan of Brooklyn of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee.

0 Weakley Ave., Nashville, TN 37207 - M&P: 07110003600

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Weakley and Dodd's Subdivision of Lot No. 17, Plan of Brooklyn of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Coombs Industrial Services, Inc., by virtue of that certain Quit Claim Deed dated December 4, 2000, at Instrument No. 20001213-0122834 re-recorded at Instrument No. 20001222-0125718 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Harvey W. Coombs by virtue of Quit Claim Deed dated May 20, 1997 at Book 10461, Page 611 and Book 10461, Page 616 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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 126 in said Register's Office, Tennessee; 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 GRANTEE(S), his 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.

Coombs Industrial Services, Inc.
By Harvey Walter Coombs, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Harvey Walter Coombs, 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 President of Coombs Industrial Services, Inc., the within named bargainor, a Tennessee for profit corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office this 29th day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Reginald B Howard
1414 Bellavista Blvd
Nashville, TN
37207

MAIL TAX
BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Signature

State of Tennessee
County of Davidson

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

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019