BILL GARRETT, Davidson County
Trans:T20160026411 DEEDWARR
Recvd: 04/01/16 10:39 2 pgs
Fees:13.00 Taxes:1850.00
20160401-0030939

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC + Return to)
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1299

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Best Built Construction, Inc. P.O. Box 1361 Brentwood, TN 37024	New Owner	105-05-0-044.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Frank Maxwell III, a married person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Best Built Construction, 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 No. 1, Section 26, Edgehill Estates, as shown on plat of record in Plat Book 4350, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank Maxwell III, a married person by Warranty Deed from Vicky JoAnn Hardimon and husband, George Hardimon, dated May 20, 2014, recorded May 22, 2014, of record in Instrument No. 20140522-0044181, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Vicky JoAnn Hardimon and husband, George Hardimon by Warranty Deed from Janet Shands and Pearl G. Sims, both single persons, dated February 28, 2002, recorded March 8, 2002, of record in Instrument No. 20020308-0029306, said Register's Office.

This is improved property located at: **1217 14th Ave South, Nashville, TN 37212**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the plan of Section 26, Edgehill Estates, as shown on plat of record in Plat Book 4350, page 97, Register's Office for Davidson County, Tennessee. (4) Restrictive Covenants, Edgehill Urban Renewal Project, of record in Book 4220, page 723, Register's Office for Davidson County, Tennessee. (5) Restrictive Covenants provided in deed of record in Book 4505, page 995, Register's Office for Davidson County, Tennessee. (6) Charter for Edgehill Estates Homeowners Association of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee, and (7) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **March, 2016.**

GRANTOR(S)

Frank Maxwell III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Frank Maxwell III** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **31st** day of **March, 2016.**

Notary Public
My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017