WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Best Built Construction, Inc., a Tennessee corporation Hamidreza Parsa	New Owner	10503027500
(NAME)	(NAME)	
P.O. Box 1361		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37024		
(CITY) (STATE) (ZIP)	(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, We, **Rayburn McGowan, Jr., a 51% undivided interest, and Gregory E. Wood, a 49% undivided interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Best Built Construction, Inc., a Tennessee corporation, as to a fifth (50%) percent undivided interest, and Hamidreza Parsa, as to a fifty (50%) percent undivided interest,** 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 part of Lot No. 30 on the Plan of John Nelson's Addition, as of record in Book 2, Page 182, Register's Office for said County, and part of Lot No. 10 on the Plan of James W. Hamilton's Subdivision of Lot Nos. 31, 32, etc., in said Nelson's Addition as of record in Plan Book 1, Page 101, Chancery Court at Nashville, described together as follows:

Beginning at the northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue; thence with the westerly margin of Second Avenue South, Northwardly 96 ft., more or less, to the southeast corner of the property conveyed to Clarence Taylor and wife, by deed from J.U.G. Rich and wife, of record in Book 742, Page 277, said Register's Office; thence with said Taylor's Southerly line, westwardly 127 ft. more or less, to the easterly margin of an alley; thence with said alley, southwardly 12 ft., more or less, to the northerly margin of Hart Street; thence with said street, eastwardly 151 ft., more or less, to the beginning.

Being the same property conveyed to Rayburn McGowan, Jr. 51% undivided interest, and Gregory E. Wood, 40% undivided interest by deed from Cason A. Dickinson, Trustee, of record in Instrument No. 20060626-0076119, Register's Office for Davidson County, Tennessee.

And further, Instrument of Correction of deed in Instrument No. 20160428-0041714, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160035222 DEEDWARR
Recvd: 04/28/16 15:35 2 pgs
Fees:13.00 Taxes:1369.00

20160428-0041715

unimproved ☐

This is improved ☑ property, known as 1267 2nd Avenue South, Nashville, TN 37210
(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 22nd day of April, 2016.

Rayburn McGowan, Jr.

Gregory E. Wood

State of Tennessee
County of Williamson

Personally appeared before me Rayburn McGowan, Jr. and Gregory E. Wood, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of April, 2016.

Notary Public
My Commission Expires: _____

File No.: 10623

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018