BILL GARRETT, Davidson County
Trans:T20160038477 DEEDWARR
Recvd: 05/09/16 14:08 3 pgs
Fees:18.00 Taxes:1369.00
20160509-0045848

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b File #15250

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Best Built Construction, Inc.	New Owner	10507042500
P.O. Box 1361		
Brentwood, TN 37024		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, W. Michael Kennedy and Nancy C. Kennedy, husband and wife (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 fifty percent (50%) undivided interest and Hamidreza Parsa, as to a fifty percent (50%) undivided interest (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 31 feet of Lot No. 13 and the northerly 15 feet of Lot No. 14 and the southerly 16 feet of Lot No. 13 on the Plan of Hamilton's Subdivision of part of the Nelson Property, as of record in Plan Book 1, page 101, Chancery Court at Nashville.

Said parts of said lots adjoin and front together 62 feet on the westerly side of Second Avenue South, Formerly Market Street, and run back between parallel lines, 130 feet to a 13 foot alley.

Being the same property conveyed to W. Michael Kennedy and wife, Nancy C. Kennedy by deed from William S. Russell and wife, Rebecca C. Russell of record in Book 10241, page 332 and re-recorded in Book 10284, page 475 and further re-recorded in Book 10664, page 787 and further re-recorded in Book 10852, page 405 and property conveyed to W. Michael Kennedy and wife, Nancy C. Kennedy by deed from Wallace G. Cartwright, Trustee, Patricia Spicer, Trustee, A. D. Hewlett and wife, Frances H. Hewlett and William S. Russell and wife, Rebecca C. Russell of record in Book 11239, page 404, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. To all matters as shown on plat of record in Plan Book 1, page 101, Chancery Court at Nashville.

This is improved real property located on 1285 2nd Avenue South, Nashville, Tennessee 37210. It was formerly incorrectly listed as 1285 2nd Avenue North, Nashville, Tennessee 37210 on previous deed. A

new title search shows that the correct street address is 1285 2nd Avenue South, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2016.

Commission Expires: 1-6-19 NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees their successors and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of April, 2016.

W. Michael Kennedy

Nancy C. Kennedy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared W. Michael Kennedy and Nancy C. Kennedy, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they execute the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 20 day of April, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017