BILL GARRETT, Davidson County
Trans:T20160038480 DEEDWARR
Recvd: 05/09/16 14:09 3 pgs
Fees:18.00 Taxes:481.00
20160509-0045853

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b File #15251KENNEDY

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Best Built Construction, Inc.	{New Owner	}10507042400 }
{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 DEED

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:

Being part of Lots Nos. 10, 11 and 12 in J. W. Hamilton's Subdivision of part of the Nelson Property as per plan on page 101 of the Chancery Court Plan Book #1, Davidson County, Tennessee.

Beginning in the west side of Market Street, now Second Avenue South, the southwest corner of South Market Street and Tutweiler Avenue running thence along the western side of Market Street, south six and one-tenth (6-1/10) feet to the south line of said lot #12, thence west along the south line of lot #12, one hundred and thirty (130) feet to the east line of an alley, thence along the east line of said alley north about one hundred (100) feet to the south line of Tutwiler Avenue, thence along the south line of Tutweiler Avenue east to the beginning.

Being the same property conveyed to W. Michael Kennedy and wife, Nancy C. Kennedy by Warranty Deed from Evelyn L. Brooks, widow, of record in Instrument Number 20090624-0058969, 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 of Davidson County, Tennessee.

This is improved real property located on 1277 2nd Avenue South, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

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 DAVIDSON COUNTY

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

W. Michael Kennedy

Nancy C. 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 30th 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