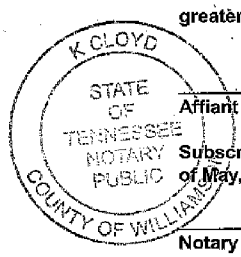
Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd.
Suite 600
Franklin, TN 37067
File #: TN-16-00703

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,00.00.



Affiant

Subscribed and sworn to before me, this 13th day of May, 2016.

Notary Public
My commission expires: 7-5-16

Address of New Owner:	Send Tax Bills to:	Tax Information
L & H Building Group, LLC 2806 Vaulx Lane Nashville, TN 37204	New Owner	091-16-0-098.00

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/16 10:14 2 pgs
Fees:13.00 Taxes:1221.00
20160516-0048379

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Marsha B. Randler, now known as Marsha Mauney, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **L & H Building Group, LLC**, hereinafter called the Grantees, their successors 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. 309 of Block 14 on the Plan of Charlotte Park Co.'s first addition to Nashville, recorded in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being in all respects the same property conveyed by Deed from Laura K. Headley, an unmarried person, to Marsha B. Randler, an unmarried person, dated May 30, 2002, and recorded June 6, 2002, of record in Instrument No. 20020612-0071560, Register's Office for Davidson County, Tennessee. Marsha B. Randler now being known as Marsha Mauney.

This is improved property known as 4408 Nevada Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of May, 2016.

Marsha Mauney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marsha Mauney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of May, 2016.

State of Tennessee at Large

My Commission expires: 3/3/19.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON