Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0262-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Shannon Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2016

Notary Public
My Commission Expires: 6-30-19

BILL GARRETT, Davidson County
Trans:T20160040603 DEEDWARR
Recvd: 05/16/16 10:49 2 pgs
Fees:13.00 Taxes:1291.30
20160516-0048445

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	
Joseph M. Conway 5904 A Carl Place Nashville, TN 37209	SAME	Map/parcel: 09106008000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Construct-All USA, Inc., A Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph M. Conway

HEREINAFTER CALLED THE GRANTEE(S), his 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 all of Unit No. A, as established by the Declaration of Covenants, Conditions and Restrictions for 5904 Carl Place Cottages, a Horizontal Property Regine With Private Elements, according to plat and survey appearing of record in Instrument No. 20150708-066217, of the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description of said lot.

BEING the same property conveyed to Construct-All, USA, Inc. (erroneously referred to as Constructural-All USA, Inc.) by Quitclaim Deed from Jason Baxter, dated July 16, 2015, appearing of record in Instrument Number 20150721-0071434, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5904 A Carl Place 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 GRANTEE(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of May, 2016

Construct-All USA, Inc.

BY: _____
Jason Baxter, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Jason Baxter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the President of Construct-All, USA, Inc., and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal this 10th day of May, 2016

Annemarie Cain
Notary Public

My Commission Expires: 2-20-18

