THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33049-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual considération or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Old South Construction, LLC 245 Noah Dr. Franklin, TN 37064	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 132 14 0 017 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory V. Lees and wife, Pamela D. Lees**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Old South Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 876 Van Leer Dr., Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160051616 DEEDWARR
Recvd: 06/17/16 13:40 3 pgs
Fees:18.00 Taxes:2127.50
20160617-0061786

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of June, 2016.

Gregory V. Lees

Pamela D. Lees

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gregory V. Lees and Pamela D. Lees**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2016.

GEORGE E. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory V. Lees and wife Pamela D. Lees, by deed dated June 27, 2005 from Gregory D. Boothe and wife, Elizabeth Clark Boothe, of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 132 14 0 017 00.
2. All matters appearing on the Plan of record as Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7043, page 237, Register's Office for Davidson County, Tennessee.