WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

JAMES M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160065589 DEEDWARR
Recvd: 08/01/16 08:41 2 pgs
Fees:13.00 Taxes:518.00
20160801-0078674

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Construction Company, Inc.	NEW OWNER	091-09-0
(NAME)	(NAME)	(MAP)
1107 Battlewood St.		179.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert L. Abbott and wife, Gertrude Abbott, as equal tenants in common,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nashville Construction Company, Inc.,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 97 on the Plat of T. M. Nall's Subdivision of Lots 18, 19, 20, B.F. Cockrill Land of record in Plat Book 421, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Westerly part of Lot No. 97 fronts 50 feet on the Northerly side of Maxon Street, and runs back between parallel lines, 185 feet to a dead line.

Being the same property conveyed to Michael D. Sontag by Quitclaim Deed from Robert L. Abbott and Gertrude Abbott of record in Instrument No. 20110923-0073848, Register's Office for Davidson County, Tennessee, dated September 13, 2011 and recorded on September 23, 2011 and within the same deed the said Michael D. Sontag conveyed his interest in the subject property to Robert L. Abbott and wife, Gertrude Abbott, as equal tenants in common.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5912 Maxon Avenue, Nashville, Tennessee 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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 29th day of July, 2016.

Robert L. Abbott

Gertrude Abbott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert L. Abbott and Gertrude Abbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of July, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County