WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/16 15:32 3 pgs
Fees:18.00 Taxes:173.90
20160801-0079254

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Best Built Construction, Inc.. a Tennessee Corproation	Best Built Construction, Inc.. a Tennessee Corproation	08111017800
(NAME)	(NAME)	
PO Box 1361	PO Box 1361	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	Brentwood, TN 37024	
(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 considerations, the receipt of which is hereby acknowledged, we, **Jimmy D. Greer Sr. and**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Best Built Construction, Inc.. a Tennessee Corproation**, hereinafter called the GRANTEE(S), 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 the West 30 feet of the South 70 feet of Lot No. 393 on the Plan of D.T. McGavock and others addition, as record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 30 feet on the westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mose Herring and wife, Lillie Bell Herring by Warranty Deed dated 01/21/1959 from Lillie Bell Herring of record in Book 2877, Page 629, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillie Bell Herring and Jimmy D. Greer, Sr., as joint tenants with the right of survivorship by Quit Claim Deed dated 09/30/2004 from Lillie Bell Herring through John R. Reynolds, Trustee of record in Instrument 200410130123578, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jimmy D. Greer, Sr. by Intestate Administration dated 04/13/2010 from Charles Ester Kellum Henry , Hytha Kellum Archabald, Michael Kellum , James McKinley Robinson , Jr., Kenneth S . Robinson , June Kellum Leary of record in Instrument 10P777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1709 17th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of July, 2016.

Jimmy D. Greer Sr.

Jimmy D. Greer Sr.

State of Tennessee
County of Williamson

Personally appeared before me Jimmy D. Greer Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

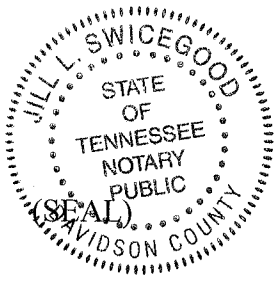
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018