THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20160067905 DEEDWARR
Recvd: 08/05/16 14:40 3 pgs
Fees:18.00 Taxes:1061.90

20160805-0081608

WARRANTY DEED

Address New Owner: Montgomery Classic Construction, LLC 5123 Virginia Way Ste A13 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-15-0-098.00

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, **Angela Floersh Mayo, Monica Maria Floersh, Frank Alexander Floersh, Ann Floersh Quarterman, Laura Floersh Moore, Julia Floersh Pierce, Helen Floersh Bare and Tammie Davis Floersh as the Beneficiaries of the Estate of Helen Martin Floersh and Frank Alexander Floersh as the Executor of the Estate of Helen Martin Floersh**("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Montgomery Classic Construction, LLC, a Tennessee limited liability company and Sam Logan**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 195, SECTION "C", HORTON HEIGHTS, as shown on plat of record in Plat Book 2133, Page 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frank A. Floersh and wife, Helen M. Floersh by Installment Deed from Lola D. Blanton, recorded on the 14th day of April, 1970 in Deed Book 4410, Page 725, in the Register's Office of Davidson County, Tennessee.

Frank A. Floersh having died September 17th, 2003 in Davidson County, Tennessee. His interest in subject property passing to his wife Helen M. Floersh as the surviving tenant by the entirety. Helen M. Floersh having died November 30th, 2015 in Davidson County, Tennessee. Last Will and Testament of record in Probate Docket 16P6 in the Seventh Circuit for Davidson County, Tennessee naming Angela Floersh Mayo, Monica Maria Floersh, Frank Alexander Floersh, Ann Floersh Quarterman, Laura Floersh Moore, Julia Floersh Pierce, Helen Floersh Bare and Tammie Davis Floersh as the Beneficiaries of the Estate of Helen Martin Floersh. Letters of Testamentary signed January 14th, 2016 by Richard R. Rooker appointing Frank Alexander Floersh as the Executor of the Estate of Helen Martin Floersh.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION "C", HORTON HEIGHTS, as recorded in Plat Book 2133, Page(s) 69.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2200, Page 490 and Book 2395, Page 575.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4320, Page 16.

This is improved property located at 805 BROOK HOLLOW RD Nashville, TN 37205-1215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

Angela Floersh Mayo
Angela Floersh Mayo

Monica Maria Floersh
Angela Floersh Mayo attorney in fact
Monica Maria Floersh
By: Angela Floersh Mayo, attorney-in-fact

Frank Alexander Floersh
Angela Floersh Mayo attorney in fact
Frank Alexander Floersh
By: Angela Floersh Mayo, attorney-in-fact

Ann Floersh Quarterman
Angela Floersh Mayo attorney-in-fact
Ann Floersh Quarterman
By: Angela Floersh Mayo, attorney-in-fact

Laura Floersh Moore
Angela Floersh Mayo attorney in fact
Laura Floersh Moore
By: Angela Floersh Mayo, attorney-in-fact

Julia Floersh Pierce
Angela Floersh Mayo attorney-in-fact
Julia Floersh Pierce
By: Angela Floersh Mayo, attorney-in-fact

Helen Floersh Bare
Angela Floersh Mayo attorney in fact
Helen Floersh Bare
By: Angela Floersh Mayo, attorney-in-fact

Tammie Davis Floersh
Angela Floersh Mayo, attorney in fact
Tammie Davis Floersh
By: Angela Floersh Mayo, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Floersh Mayo,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Monica Maria Floersh, Frank Alexander Floersh, Ann Floersh Quarterman, Laura Floersh Moore, Julia Floersh Pierce, Helen Floersh Bare and Tammie Davis Floers,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29 day of July, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Estate of Helen Martin Floersh

BY: _____
Frank Alexander Floersh, Executor

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ Norfolk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Alexander Floersh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Executor of The Estate of Helen Martin Floersh, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of July, 2016.

_____
Notary Public

My Commission Expires: 10-31-17

COMMONWEALTH OF VIRGINIA
COURTNEY JEAN NESBIT
NOTARY PUBLIC
MY COMMISSION NUMBER 7571828