WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072834 DEEDWARR
Recvd: 08/22/16 08:40 2 pgs
Fees:13.00 Taxes:536.50

20160822-0087262

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMAS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd. Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Building Masters, LLC	Same as new owner	085-13-0-058.00
(NAME)	(NAME)	
5800 California Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joel Rogers, Sole Trustee of the Thomas P. Rogers Irrevocable Gift Trust U/A/D October 19, 2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Building Masters, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd, formerly the 2nd, Civil District of said County, being part of Lot No. 8 on the Plan of the Real Estate of Jerry Bowan, deceased, as of record in Plan Book 2, Page 134, Chancery Court at Nashville, described according to a survey made by J. R. Wauford & Co., Surveyors, November 1,1952, as follows:

Beginning at a post on the northerly margin of Benson Avenue at the southwest corner of Lot No. 3 on the map showing the Subdivision of Stanford-Guill Property, as of record in Book 843, page 42, Register's Office for said County, conveyed to Thos. P. Rogers and wife by deed from J. W. Jordan of record in Book 1762, Page 205, said Register's Office; thence with the northerly margin of said Benson Avenue South 86 degrees 10 minutes West 104 feet to a stake; thence North 2 degrees 30 minutes East 375 feet; thence North 24 degrees East 113 feet, more or less, to the low water mark of Stone's River; thence with the low water mark of said Stone's River South 57 degrees 30 minutes East 67.5 feet to the northwest corner of said Lot No. 3; thence with the western boundary line of said Lot No. 3 South 2 degrees 30 minutes West 455 feet, more or less, to the beginning, containing 1.1 acres, more or less.

Being the same property conveyed to Thomas Polk Rogers and wife, Ruby Flowers Rogers, by Installment Deed from J. W. Jordan, unmarried, dated March 5, 1953, of record in Book 2139, page 538, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas P. Rogers and wife, Rubye F. Rogers, Trustees U/A/D 10-31-94, by Quitclaim Deed from Thomas Polk Rogers and wife, Rubye Flowers Rogers, Individually, of record in Book 9545, page 406, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Joel Rogers, Sole Trustee of the Thomas P. Rogers Irrevocable Gift Trust U/A/D October 19, 2015, by Quitclaim Deed dated October 19, 2015, from Thomas P. Rogers, Sole Trustee for the Rogers Joint Revocable Trust U/A/D October 31, 1994, as amended and restated October 19, 2015 of record in Instrument No. 20151106-0113432 and as corrected in Instrument No. 20160615-0060714, Register's Office for

Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Line survey for water main of record in Book 1130, page 70, of record in the Register's Office for Davidson County, Tennessee; All matters shown in Plan Book 2, Page 134, Chancery Court at Nashville, Tennessee; Subject to the flow of Stones River; All matters according to a survey made by J. R. Wauford & Co., Surveyors, November 1, 1952; and the Right of way of Benson Avenue.

unimproved ☑

This is improved ☐ property, known as 108 Benson Road, Nashville, TN 37214

(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 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 hand this 17th day of August, 2016.

Joel Rogers, Sole Trustee of the Thomas P. Rogers
Irrevocable Gift Trust U/A/D October 19, 2015

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joel Rogers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Sole Trustee of the Thomas P. Rogers Irrevocable Gift Trust U/A/D October 19, 2015, the within named bargainor, and that he as such Sole Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Joel Rogers as such Sole Trustee.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of August, 2016.

Notary Public
My Commission Expires: _____

File No.: 23425

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY