This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
SB HOMES, LLC
6688 Nolensville Rd. #108-158
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/26/16 08:16 2 pgs
Fees:13.00 Taxes:592.00
20160826-0089253

MAP 82 040 037001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Don B. Cambron and wife, Diane T. Cambron** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **SB Homes LLC, a Tennessee limited liability company,** hereinafter called the "GRANTEE", its successors and 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 a certain part of the westerly 125 feet of Lot No. 2 and the westerly 125 feet of the northerly 30 feet of Lot No. 3 on the plan of Lookaway Subdivision, of record in Book 843, Page 51, Register's office for said County, and being further described according to a survey by John B. Kohl, III dated August 22, 1988, as follows:

Beginning at a point in the easterly margin of the McFerrin-Sharp Connector (formerly Sharp Avenue), said point being 30 feet south of the original lot line between Lot Nos. 2 and 3 on said plan, as measured along the margin of the McFerrin-Sharp Connector; thence, along a line 30 feet south of and parallel to the original lot line between Lot Nos. 2 and 3, east 125 feet to a point; thence, north 80 feet to a point; thence, west 105 feet, more or less, to a point in the right-of-way line as shown on the State of Tennessee highway maps applicable to subject property; thence, with said right-of-way line southwest 40.4 feet, more or less, to a point in the said margin of the McFerrin-Sharp Connector; thence, with said margin, south 44.5 feet, more or less to the point of beginning.

Being the same property conveyed to Don B. Cambron and wife, Diane T. Cambron by deed dated October 28, 1988, of record in Book 7692, page 334, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 843, page 51, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 843, page 51, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 910 & 912 Sharpe Ave., Nashville, Tennessee 37206.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in

an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", its successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 our hands this the 19th day of August, 2016.

Don B. Cambron

Diane T. Cambron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Don B. Cambron and wife, Diane T. Cambron**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of August, 2016.

NOTARY PUBLIC
My Commission Expires:

CHRISTIE J LANNOM TENNESSEE NOTARY PUBLIC My Comm Exp. June 9, 2020 COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
On this 25th day of August, 2016, personally appeared before me, a notary public for this county and state, CHRISTIE J LANNOM who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am 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.