Send Tax Statements To:
New Owner

Name and Address of New Owner:
William J. Hensley
2313 A Scott Avenue
Nashville, TN 37206

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., #16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map/Parcel: 72-10-N-1.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **CONSTRUCT ALL-USA, INC.,** has this day bargained and sold and does hereby transfer and convey unto **WILLIAM J. HENSLEY, AN UNMARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Unit No. A, as established in Declaration of Covenants, Conditions and Restrictions for 2313 Scott Avenue Cottages, a Horizontal Property Regime with private elements, of record in Instrument No. 20150708-0066218 of record in Davidson County, Tennessee, with plat attached as Exhibit B to which reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Construct All-USA, Inc., by Quitclaim deed from Jason Baxter of record in Instrument No. 20150819-0083692, dated August 14, 2015, Register's Office for Davidson County, Tennessee; and Scrivener's Affidavit recorded on September 22, 2015 in Instrument No. 2015 in Instrument No. 20150922-0096137, of said Register's Office..
>
> This conveyance is made subject to Declaration of Covenants of record in Instrument No. 20150708-0066218; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **WILLIAM J. HENSLEY, AN UNMARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20160084046 DEEDWARR
Recvd: 09/26/16 09:10 2 pgs
Fees:13.00 Taxes:1110.00
20160926-0100867

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21 day of September, 2016.

CONSTRUCT ALL-USA, INC.

BY: _____
Jason W. Baxter, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jason W. Baxter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **CONSTRUCT ALL-USA, INC.**, the bargainor, and that he as such **President**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **President**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 21 day of September, 2016..

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me,
this the 21st day of September, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 10/8/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY