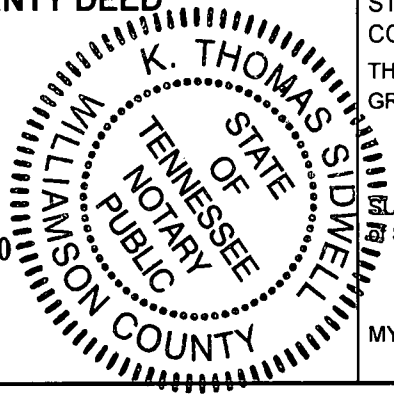
(3)

WARRANTY DEED



RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33364

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old South Constructions, LLC, a Tennessee Limited Liability Company	New Owner	103-06-0-146.00
(NAME)	(NAME)	
245 Noah Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160085145 DEEDWARR
Recvd: 09/28/16 10:26 2 pgs
Fees:13.00 Taxes:2331.00
20160928-0102157

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, **Stephen J. Holzapfel and wife, Sue M. Holzapfel**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Old South Constructions, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot Numbers 48 and 49 on the plan of Brookside Court Subdivision, as of record in Book 1424, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Stephen J. Holzapfel and wife, Sue M. Holzapfel by Warranty Deed dated 03/25/2008 from William R. Snodgrass, Jr. and wife, Sara M. Snodgrass of record in Instrument 20080327003073 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen J. Holzapfel and wife, Sue M. Holzapfel by Warranty Deed dated 03/25/2008 from Sara K. Miller Snodgrass and husband William R. Snodgrass, Jr. of record in Instrument 20080327003074 1, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

All matters as set forth per Book 1424, Page 145, said Register's Office.
Deed of Easement of record in Book 5238, Page 555, said Register's Office.
Easement of record in Book 5252, Page 764, said Register's Office.
Rights of others under any unrecorded leases.
County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☑

This is improved ☐ property, known as #5542 5538 Knob Road, Nashville, TN 37209

(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), its successors and/or 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), its successors and/or 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 23rd day of Sept., 2016

Stephen J. Holzapfel

Sue M. Holzapfel by Stephen J. Holzapfel, attorney in fact

Stephen J. Holzapfel

Sue M. Holzapfel, by Stephen J. Holzapfel, as Attorney in Fact

County of Williamson

State of Tennessee

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Stephen J. Holzapfel individually and as Attorney in Fact for Sue M. Holzapfel, with whom I am personally acquainted and who proved himself to be Stephen J. Holzapfel and also the Attorney-in-Fact of Sue M. Holzapfel, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein therein contained.

Witness my hand and official seal this 23rd day of September, 2016.

My Commission Expires:

11/15/17

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

