Send Tax Statements To:
New Owner
_____
_____
_____

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

Name and Address of New Owner:

Nikole Meier
2315 Scott Avenue
Nashville, TN 37216

From Information Furnished By
The Parties

Map & Parcel: 72-10-N-2.00CO

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., A TENNESSEE CORPORATION,** has this day bargained and sold and does hereby transfer and convey unto **NIKOLE MEIER,** a single woman 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, being known as Unit B as established in Declaration of record in Instrument No. 20150708-0066218, of the Register's Office of Davidson County, Tennessee, with plat attached as Exhibit B to which reference is hereby made a more particular description of said property.

Being the same property conveyed to Construct All-USA, Inc., by deed from Jason Baxter, dated August 14, 2015, appearing of record in Instrument Number 20150819-0083690 and corrected in Instrument Number 20150922-0096138 and Instrument No. 20161006-0106030 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20150708-0066218; Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

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 **NIKOLE MEIER,** 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:T20160088326 DEEDWARR
Recvd: 10/06/16 15:24 2 pgs
Fees:13.00 Taxes:1146.63
20161006-0106031

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, his 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 3rd day of October, 2016.

CONSTRUCT ALL-USA, INC.
A Tennessee Corporation

BY: _____
Jason W. Baxter, President

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 Spring Hill, Tennessee, this the 3rd day of October, 2016..

_____
NOTARY PUBLIC
My Commission Expires:

SHERI L. MARSHAN
STATE OF TENNESSEE NOTARY PUBLIC
HERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $309,900.00, 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 3rd day of October, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206