Record and Send to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of October, 2016, by and between Dawkins Contracting, LLC, a Tennessee Limited Liability Company, party of the first part, and Monique M McCallister, Unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being part of Block 3 on the Map showing G.T. Sheegog's Subdivision, Bordeaux, Tennessee, as of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, being Lot No. 16 on an unrecorded plan of the subdivision of said Block 3, described according to a survey made by Erie Drake, County Surveyor, February 1, 1937 as follows:

Beginning in the center of Doak Avenue, at the southeast corner of the property conveyed to Earnest B. Dyer and wife, by Deed from Loula McPherson and husband, of record in Book 1295, Page 333, said Register's Office; thence with Dyer's southerly line westwardly 150 feet; thence southwardly 58 feet; thence eastwardly 150 feet to the center of Doak Avenue; thence with the center of said Avenue northwardly 54 1/2 feet to the beginning.

FOR INFORMATION PURPOSES ONLY: At time Dawkins Contracting, LLC purchase this was unimproved property.

Being all or part of the same property conveyed to Dawkins Contracting, LLC by virtue of that certain Warranty Deed dated April 29, 2016, and being of record at Instrument No. 20160429-0042278 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable adn restrictions at Plat Book 421, Page 91 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Dawkins, President

BILL GARRETT, Davidson County
Trans: T20160093216 DEEDWARR
Recvd: 10/21/16 13:04 2 pgs
Fees: 13.00 Taxes: 629.00
20161021-0111533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Allison Dawkins, 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 Dawkins Contracting, LLC , the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office this 20th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Monique M McCallister

3109 Doak Ave, Nashville, TN 37218

Tax Parcel No 08004008300

Property Address: 3109 Doak Ave
Nashville, TN 37218

MAIL TAX BILLS TO: owner at property address

Firm File #: 20160971

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY