WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099118 DEEDWARR
Recvd: 11/09/16 10:25 2 pgs
Fees:13.00 Taxes:555.00
20161109-0118466

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of November, 2016.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Choice City Homes, LLC 1307 2nd Ave N Nashville TN 37208	SAME	071.14-0-065.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Frank D. Bundy**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Choice City Homes, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1201 Baptist World Center Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Land in the 12, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey made by Erie Drake, County Surveyor, July 13, 1954, as follows:

Beginning at the northwest corner of the Whites Creek Pike and an Avenue 14-1/2 feet wide, separating this property from what was formerly the Gray property; thence with the northerly margin of said Pike, westwardly 55 feet to J.G. Willis southeast corner; thence with his easterly line, northwardly 173 feet to the southerly margin of an alley; thence with said alley, eastwardly 44.5 feet to the westerly margin of said avenue; thence with same, southwardly 198 feet to the beginning.

Being the same property conveyed to Frank D. Bundy from Larry Joe Williams and Lydia Diana Williams by Deed dated February 12, 2001 and recorded February 13, 2001 in Instrument Number 200102130014068, Register's Office for Davidson, Tennessee.

( ) improved
This is (X) unimproved property know as 1201 Baptist World Center Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their heirs 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 my/our hand(s) this 1st day of November, 2016

Frank D. Bundy

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Frank D. Bundy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of November, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY