BILL GARRETT, Davidson County
Trans:T20160099124 DEEDWARR
Recvd: 11/09/16 10:29 2 pgs
Fees:13.00 Taxes:1775.63
20161109-0118471

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
File No: M165512

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $479,900.00

Affiant

Subscribed and sworn to before me, this the 24 day of October, 2016.

Notary Public

My Commission Expires: 6.30.2019

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lawrence Taylor Ronette Adams-Taylor 1209 14th Avenue South Nashville, TN 37212	SAME	105-1-255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Best Built Construction, Inc., a Tennessee corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lawrence Taylor, Jr. and Ronette Adams-Taylor, husband and wife, jointly with Lawrence Taylor, Sr.,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 22 feet of Lot No. 19 and the southerly 16 feet of Lot No. 18 in Cotton and Moore's Subdivision of the Lot No. 26 in O. B. Hayes Rokeby Plan, as of record in Book 332, page 162, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 38 feet on the west side of 14th Avenue South and extend back westerly between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Best Built Construction, a Tennessee corporation by Warranty Deed from Andreas Albert, dated September 30, 2015, recorded October 5, 2015, of record in Instrument No. 20151005-0100889, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Andreas Albert by Warranty Deed from Anita Yvonne Lockridge, dated January 31, 2005, recorded February 15, 2005, of record in Instrument No. 20050215-0017142, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1209 14th Avenue South, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2016, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of October, 2016.

Best Built Construction, Inc., a Tennessee Corporation

By: Javad Salimi
Its: President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Javad Salimi**, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the **President** of **Best Built Construction, Inc.,** the within named bargainor, **a Tennessee Corporation**, and that he as such **President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the **Best Built Construction, Inc., a Tennessee corporation**, by the said **Javad Salimi** as its **President.**

WITNESS my hand and seal at office this 24 day of October, 2016.

Notary Public

My Commission expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017