WARRANTY DEED

Name and Address of New Owner: JAMES MYLCRAINE CUSTOM BUILDING, L.L.C.
Send tax Notices to Same : 1006 Lakeside Drive, Ashland City, TN 37015

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State of Tennessee)
County of Smith)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Betty Elaine Adair
Affiant

Sworn to and subscribed before me, the 17 day of November, 2016.

James Dad Bass
Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 11/16/19

Map: 91; Group: 10; Parcel: 271.00

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FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED THOUSAND AND NO/100 DOLLARS, ($200,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **BETTY ELAINE ADAIR**, have bargained and sold and by these presents do transfer and convey unto **JAMES MYLCRAINE CUSTOM BUILDING, L.L.C., a Tennessee Limited Liability Company**, its successors and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, bounded and more particularly described as follows, to-wit:

BEING part of Lot 11 on the Plan of B. F. Cockrill Farm, of record in Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee, described according to survey of John Kohl, dated October 15, 1969, as follows:

BEGINNING at a point on the northerly margin of Maxon Street 100 feet west of the intersection of the northerly margin of Maxon Street and the westerly margin of Lozier Avenue; thence northwardly 124.4 feet to a point; thence eastwardly 100 feet to a point in the margin of an alley; thence southwardly with the westerly margin of said Avenue and the westerly margin of Lozier Avenue 124.4 feet to the northerly margin of Maxon Street; thence with the said margin of Maxon Street westwardly 100 feet to the **BEGINNING.**

This Instrument Prepared By:
BASS AND BASS, Attorneys
P. O. Box 500, Carthage, TN 37030

Davidson County DEEDWARR
Recvd: 11/22/16 08:53 3 pgs
Fees:18.00 Taxes:740.00
20161122-0122995

BEING the same property vested in Betty Elaine Adair by deed from Barry Edward Nyberg and wife, Wanda Carol Nyberg, of record in Book 5601, Page 363, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN Instrument No. 20011022-0115081, Register's Office for Davidson County, Tennessee.

Possession: Date of Deed; 2016 taxes prorated
THIS PROPERTY HAS NEVER BEEN USED AS THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JAMES MYLCRAINE CUSTOM BUILDING, L.L.C., a Tennessee Limited Liability Company**, its successors and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **JAMES MYLCRAINE CUSTOM BUILDING, L.L.C., a Tennessee Limited Liability Company**, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 17 day of November, 2016.

Betty Elaine Adair
BETTY ELAINE ADAIR

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **BETTY ELAINE ADAIR,** the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 17 day of November, 2016.

NOTARY PUBLIC

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission expires: 11/16/19

wD-Adair-Mylcraine

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 21 day of NOV., 2016

Notary's Signature

My Commission Expires: 8·25·18

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY