PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3010 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20160104731 DEEDWARR
Recvd: 11/29/16 10:10 2 pgs
Fees:13.00 Taxes:1776.00
20161129-0124977

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Sharon Mullen
Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

TONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10-14-2019

Address New Owner As Follows:
Fry Classic Construction, LLC
859 Pasadena Drive
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel Number:
11709014600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. BAILEY, III AND WIFE, SALLIE W. BAILEY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **FRY CLASSIC CONSTRUCTION, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 7, Section 2, Blackberry Hollow as shown on plat recorded in Book 5200, page 157, Register' s Office, Davidson County, Tennessee, being bounded on the south by Valley Brook Place, on the west by Sycamore Lane, on the north by Lot No. 5, on the east by Lot No. 6.

Together with Grant of Easement for Driveway Access of record at Instrument No. 20090130-0008182, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John H. Bailey, III and wife, Sallie W. Bailey, by deed from Joseph D. Wheliss and wife, Shelby B. Wheliss, of record in Instrument No. 20110609-0044044, dated June 6, 2011, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20161027-0113581, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, page 157, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5441, page 160, said Register's Office.

4. Sanitary Sewer Easement of record in Book 3368, page 486, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, page 88, said Register's Office.

6. Easement of record in Book 9439, page 79, Register' s Office for Davidson County, Tennessee, and of record at Instrument No. 20090130-0008181, said Register's Office.

7. Easement contained in instrument of record as Instrument No. 20071226-0146806, said Register's Office.

8. Easement contained in instrument of record in Book 6486, page 362, said Register's Office.

9. Easement(s) of record in Book 5440, page 917 and Book 5601, page 155, said Register's Office.

This is unimproved property known as: **Sycamore Lane, Nashville, TN 37215**.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of November, 2016.

John H. Bailey, III

Sallie W. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Bailey, III and Sallie W. Bailey, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of November, 2016

(Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGE V. CRAWFORD, JR. My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: 3-10-19

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