BILL GARRETT, Davidson County
Trans:T20170001017 DEEDWARR
Recvd: 01/05/17 09:59 2 pgs
Fees:13.00 Taxes:3052.50
20170105-0001168

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy Marks, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Focus Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the north half of Lot No. 27 and the south half of Lot No. 28 on the Map of Belle Meade Annex Subdivision, of record in Book 547, page 66, Register's Office for said County.

Said parts of said lots adjoin and front together 200 feet on the easterly side of Sneed Avenue and run back between parallel lines 300 feet to a dead line. INCLUDED but EXCLUDED is that part of the property conveyed to Robert M. Dudley, Jr., and wife Eleanor W. Dudley, by deed of record in Book 4671, page 572, said EXCLUDED part being described as follows: Being 109 square feet more or less, of the northerly one-half of Lot No. 27 on the Plan of Belle Meade Annex, as of record in Book 547, page 66, Register's Office for said County, more particularly described as follows per survey by George W. Watkins, dated January 5, 1973.

Beginning at an iron pin in the northerly boundary of Addie Burton Wharton's property, of record in Deed Book 1730, page 327, Register's Office for said County, said point being 110 feet easterly from the east margin of Sneed Road; thence North 89 degrees 09' east 40 feet to an iron pin; thence south58 degrees 15' east 10 feet to an iron pin in the said Wharton's boundary line; thence with said line, North 85 degrees 00' west 48.5 feet to the point of beginning.

Being the same property conveyed to Tracy Marks by deed from William T. Carroll, Jr., unmarried, dated July 29, 2014, of record in Instrument No. 20140731-0068413, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is unimproved property, known as: 4212 Sneed Road, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTL - 5787

WITNESS THE EXECUTION HEREOF this 27th day of December, 2016.

Tracy Marks

State of Tennessee)
County of Davidson)

On this 27th day of December, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tracy Marks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 825,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of December, 2016.

Notary Public

My Commission Expires: _____

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Focus Builders, LLC 2002 Richard Jones Rd, Suite C304 Nashville, TN 37215	New owner	130-4-71.00