WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170025083 DEEDWARR
Recvd: 03/24/17 12:00 2 pgs
Fees:13.00 Taxes:74.00
20170324-0028966

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-20-19

(AFFIX SEAL)

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CM Construction Enterprises Inc	same	059-09-0-166.00
(NAME)	(NAME)	
PO Box 235		
(ADDRESS)	(ADDRESS)	
Portland TN 37148		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James E. Brown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CM Construction Enterprises, Inc., a Tennessee Corporation, 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 Lot No "B" of the Second Addition to Treppard Heights Subdivision, Section 7, as of record in Book 4470, page 62, Register's Office for Davidson County, Tennessee.

Said Lot "B" fronts 65 feet on the southerly margin of Kings Lane and extends back 302.54 feet on the Easterly side and 306.5 feet on the Westerly side to a broken line in the rear measuring 64.0 feet thereon.

Being the same property conveyed to James E. Brown by Final Decree Confirming Sale deed form Thomas L. Bostic of record in Instrument No. 20060201-0012634, Register's Office for Davidson County, tennessee, date January 10, 2006 and recorded on February 1, 2006. Final Judgement and Order Quieting Plaintiff's Tax Ttile of record at Instrument No. 20161206-0128015.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

unimproved ☐

This is improved ☑ property, known as 3227 Kings Lane, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 17th day of March, 2017.

James E. Brown

STATE OF TENNESSEE

COUNTY OF

On this 17th day of March, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
1-20-19

Notary Public, Kimberly Hollingshead